Dated Oct 5th 1872.

Abstract of Title

TO

Lots 575, 583, South part of 574, and Street City of Sonoma

owned by

Messrs Howe & Hall.

Continued to Nov. 10, 1877.

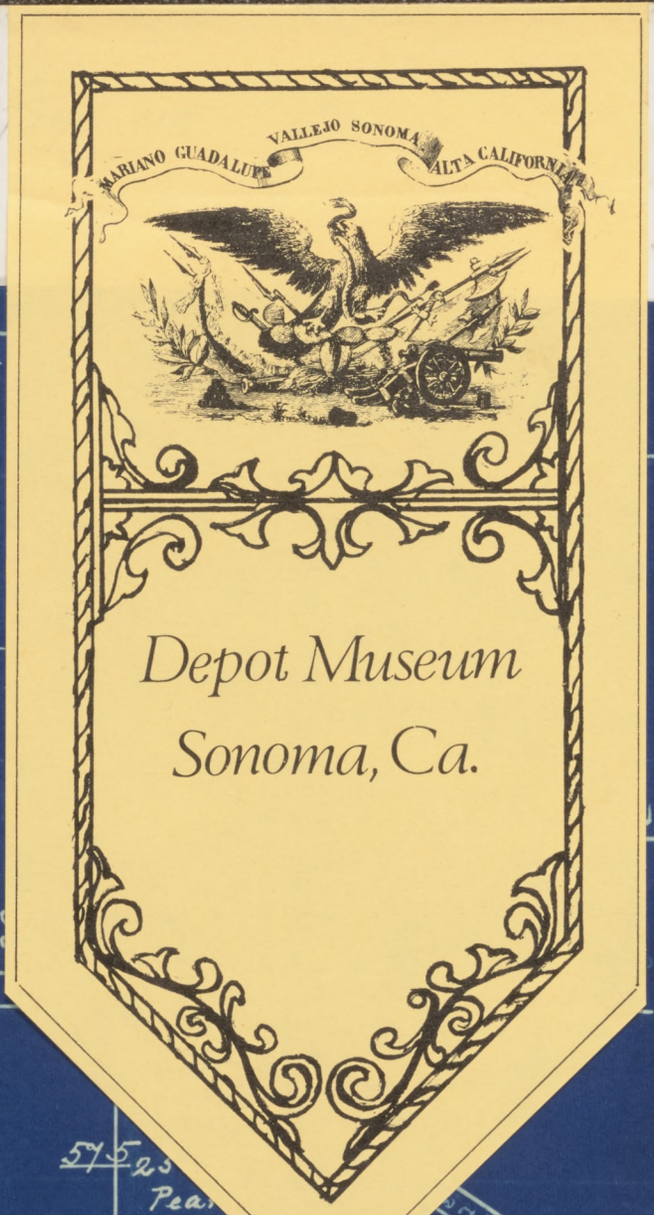
F. G. NAGLE,

SEARCHER OF RECORDS,

SANTA ROSA, SONOMA COUNTY,

CALIFORNIA.

Presented to Zolita Bates
By
Marius S. Nelson
November 6, 1962



Broadway. To Sonoma, 2 mi

N
E
S

32

575 23 Pea
1175 Apples
Argentina 1100 Peaches
765
573 Prunes & Plums
255 Cherries
145 Apricots
21 Nectarines
7 Figs
Packing House Dry House &c.

SHELLVILLE 1 mile

Sonoma Creek

563 44.96 ac.
573 39.25 "
545 & 583 84.21 "
S.W. of Creek 53.92 "
43.29 "
181.42 ac.

ROAD

Hay & 43.29 ac. Pasture

GEO. A. RAYMOND.
SAN FRANCISCO.
CAL.

46.25

HOWE & HALL.

Abstract of Title

To

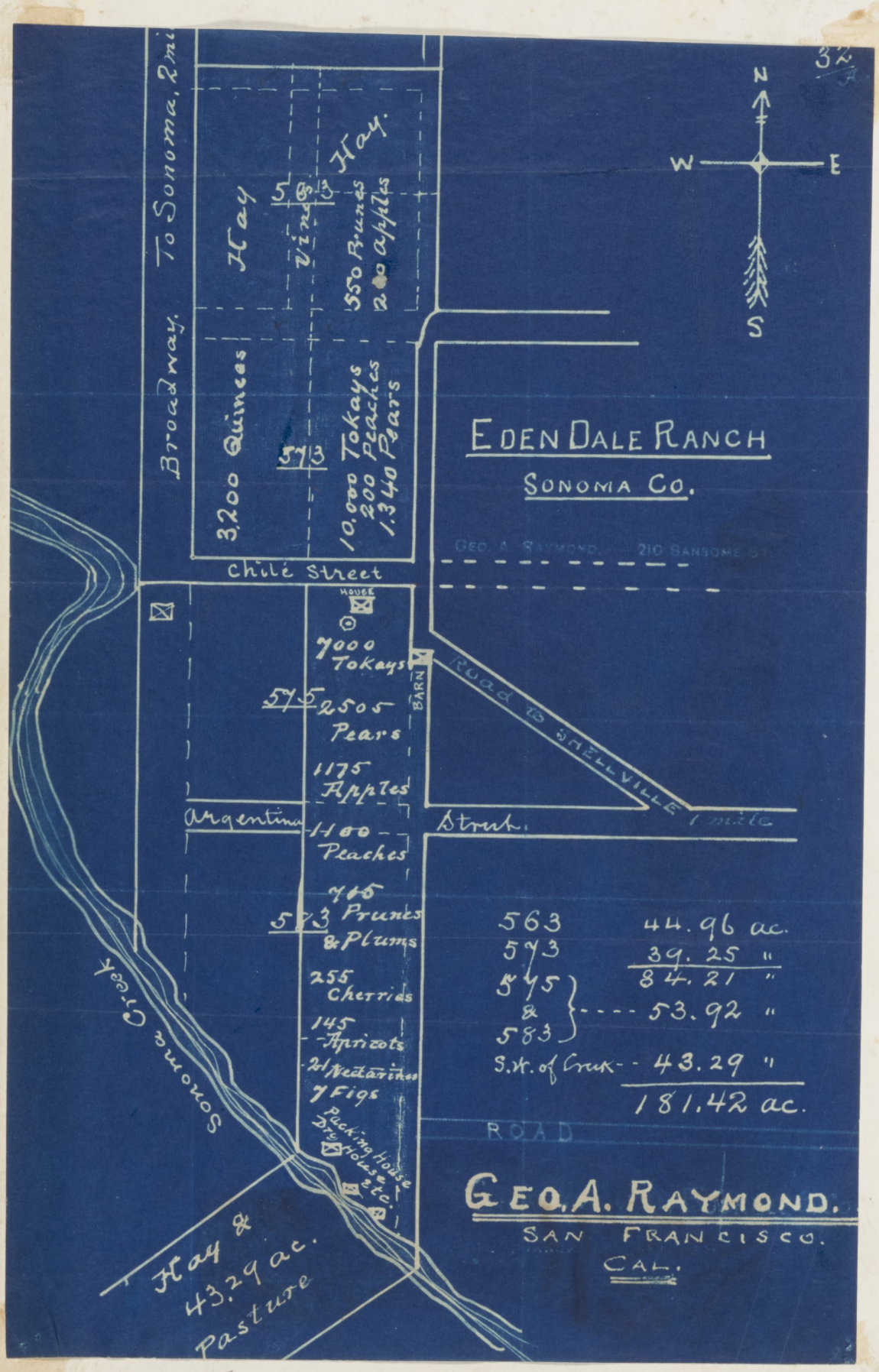
Those certain lots and parcels of land situated in the Town and County of Sonoma and State of California bounded and described as follows,

Commencing at the North East Corner of Out Lot No 575, as laid down, designated and numbered upon the Map of the City of Sonoma; and running thence Southerly along and with the Easterly boundary line of Out Lots No 575 and 583 to the centre of Sonoma Creek; thence up the centre of Sonoma Creek to the point where the Northern boundary line of said Out Lot No 575 if produced Westwardly, would Strike the same; thence in a straight line to the point of beginning.

Saving and excepting two acres of said land on July 20 1870 Sold and conveyed by Mortimer Ryan to Charles H. Potter.

Including within said exterior boundaries the South or "B" part of out lot 574; all of out lots 575 and 583, and the Strips of land formerly Streets in said Sonoma extending between said out lots, the said "B" part of 574 and 583, and between the said South or "B" part of 574, and said out lots 575 and 583, containing exclusive of said two

1983-7C


To Sonoma, 2 mi.
Hay
Vineyard
Hay.
550 Bunches
200 a/k/l's
Broadway.
3200 Quinces
573
10,000 Tokays
200 Peaches
1340 Pears
Chile Street
HOUSE
7000 Tokays
575
2505 Pears
1175 Apples
Argentina
1100 Peaches
765 Prunes & Plums
255 Cherries
145 Apricots
21 Nectarines
7 Figs
Packing House Dry House etc.
BARN
Road to SEBASTOPOL 1 mile
Street
Sonoma Creek
Hay & 43.29 ac. Pasture
563 44.96 ac.
573 39.25 "
84.21 "
575 & 583 53.92 "
S.W. of Creek 43.29 "
181.42 ac.
ROAD
EDEN DALE RANCH
SONOMA CO.
GEO. A. RAYMOND 210 SANSOME ST.
GEO. A. RAYMOND.
SAN FRANCISCO.
CAL.
N
W
E
S

46.25

HOWE & HALL.

Abstract of Title

To

Those certain lots and parcels of land situated in the Town and County of Sonoma and State of California bounded and described as follows,

Commencing at the North East Corner of Out Lot No 575, as laid down, designated and numbered upon the Map of the City of Sonoma; and running thence Southerly along and with the Easterly boundary line of Out Lots No 575 and 583 to the centre of Sonoma Creek; thence up the centre of Sonoma Creek to the point where the Northern boundary line of said Out Lot No 575 if produced Westwardly, would Strike the same; thence in a Straight line to the point of beginning.

Saving and excepting two acres of said land on July 20 1870 sold and conveyed by Mortimer Ryan to Charles H. Potter.

Including within said exterior boundaries the South or "B" part of out lot 574; all of out lots 575 and 583, and the strips of land formerly Streets in said Sonoma extending between said out lots, the said "B" part of 574 and 583, and between the said South or "B" part of 574, and said out lots 575 and 583, containing exclusive of said two

acres sold to said Potter, about 88 acres of land.

Note. The above described premises are included within the bound-aries of the land confirmed to the City of Sonoma by the Board of U. S. Land Commissioners appointed to ascertain and settle private lands claims in the State of California

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John Cameron
Mayor of the
City of Sonoma
To
Ralph L. Kilburn.

(575)

(Vide Cal. Stats. 1869-70 · page 413.)

Grant.

Dated August 21st 1850.

Consideration $5.00 per acre.

"Know all men by these presents, That I, Cameron Mayor of the City of Sonoma in the County of Sonoma and State of California, by virtue of the power in me vested and conformity with the regulations of the City Council heretofore established, and for and in consideration of the sum of five dollars per acre, the receipt of one half of which is hereby acknowledged, do by these presents grant, convey and confirm unto Ralph L. Kilburn of the City of Napa his heirs or assigns, all of that certain tract of land situated and being in the City of Sonoma, Containing in area 34½ Acres, said tract of land being designated as outlot number Five hundred and Seventy five on the Map or Survey of said City now on file in this office

Giving and granting unto the said Ralph L. Kilburn his heirs or assigns forever, —

judicial and perpetual possession thereof, for the only proper use benefit and behoof of the said Ralph L. Kilburn his heirs or assigns forever, under the following conditions:

First. That the said Ralph L. Kilburn his heirs or assigns, shall at the expiration of the term of one year from the date hereof pay the balance due the Municipality and shall have complied with the conditions and regulations of the City Council as passed June 28" 1850

Second. That failing to comply with the first article of these conditions the said Ralph L. Kilburn his heirs or assigns shall forfeit all right and title to said lot of land, otherwise entitled to a sufficient and warranty deed from the Municipality of the City of Sonoma

Given under my hand and seal the Twenty first day of August A. D. 1850 at office in the city of Sonoma.

John Cameron L.S.

Mayor.

"State of California }
" County of Sonoma } Personally appeared
"before me the undersigned Recorder of
"Sonoma County at 12 o'clock August 21st

"A.D. 1850, A. Cameron who is personally
"known to me to be the person whoes name
"is subscribed to the above instrument of
"writing as having executed the same for
"the purposes therein mentioned.
" Wm M. Boggs
" Recorder of Sonoma County."

Recorded August 21st 1850.
Liber C. of deeds page 145.

Note. I do not find any conveyance
of record from R.L. Kilburn of
Lot No. 575. (Searcher)

Wm M. Fuller
Alcalde of the
Town of Sonoma
To
Robert R. Pierpont.

575

"Territory of California District of Sonoma
" Grant of Town Lot No 575.
"Know all men by these presents that I, Wm
"M Fuller, Alcalde of the Town of Sonoma,
"in said Territory by virtue of the powers in
"me vested and in conformity with the
"regulations and usages heretofore established,
"for and in consideration of the sum of $183.62
"well and truly paid, do hereby grant, convey
"and confirm unto the petitioner Robert
"R. Pierpont the lot of land situated and
"being in the Town of Sonoma, containing
"in area 38 acres and numbered as lot
"number Five Hundred Seventy Five, on
"the plat of said town now on file in this
"office, giving and granting unto the said
"Robert R. Pierpont his heirs and assigns
"forever legal and perpetual possession
"thereof, for the only proper use benefit and
"behoof of the said Robert R. Pierpont, his
"heirs and assigns forever.
" Given under my hand and seal at office
"in Sonoma this First day of February A.D.

"1850

" Wm M. Fuller

" Alcalde "

Received for this deed $183.62½ the amount due the Municipal Fund as per regulation duly established.

Wm. M. Fuller

Alcalde.

Fees for deed & recording

$6.37½ "

Recorded February 1st 1850.

Liber A. No 2 of deeds page 51.

Re Recorded February 11th 1856.

with the following additional

"Signed sealed and delivered in presence

" of us witnesses T. O'Neil & Stony "

"The Acknowledgement of the above deed

"is as follows, to wit:"

"State of California }

"County of Napa } On this fifth day of

"November A.D. 1855, before me the

"undersigned A. J. Watson County Clerk in

"and for said County personally appeared

"Thomas O'Neil personally known to me

"to be the person whose name is subscribed

"to the foregoing Conveyance as a witness

"thereto, who upon his oath, by me first duly
"administered to him, declared to me that Wm
"M. Fuller, Alcalde, who - name is subscribed
"thereto is the person described in and who ex-
"ecuted said conveyance, and also that Wm
"M. Fuller, Alcalde, executed the said Con-
"veyance, and that he the said Thomas O
"Neil subscribed his name thereto as a witness
"thereof.

" Witness my hand and Seal of the County
"Court affixed at Napa City the day and year
"first above written

" (Seal) A. J. Watson Clerk
" By R. Crouch Depty
"

"I, Thomas O'Neil on oath say that the facts
"as set out in the foregoing certificate are
"true of my own knowledge.

" Thomas O'Neil
" Napa County
"Sworn to and subscribed this
"5th day of November A.D. 1855
" Before me
" A. J. Watson Clerk
" By R. Crouch Depty."

Recorded in
Liber B of deeds page 244.

Robert R. Pierpont
To
David C. Rupe.

Deed.

Dated September 19th 1857.

Consideration $775.00

Do grant, bargain, sell and convey a certain lot of land, with all the buildings thereon ye, situate in Sonoma City and County and known and designated on the official Map or Plat of said City as outlot No 575. Covenant of warranty against the lawful claims of all persons, except the United States Government.

(Signed) Robert R. Pierpont (L.S.)

Acknowledged (properly) September 19th 1857.
before A. J. Watson County Clerk of
Napa County
By R. Crouch D. C.

Recorded September 24th 1857
Liber 6 of deeds page 176.

M. G. Vallejo
Mayor of the
City of Sonoma
To
Martin E. Cook

(575)

Grant.

Dated July 27th 1852.

Consideration $196.25

Know all men by these presents that the Mayor Recorder and Common Council of the City of Sonoma in consideration of $196.25 well and truly paid into the Treasury of said City by Martin E. Cooke as well as the completion and fulfillment of all the conditions attached to the hereby conveyed premises from which the said Cook is hereafter ever released.

Do grant, bargain and convey unto him and to his heirs forever, all the following described tract of land lying and being within the Jurisdiction of the said City, and known as out lot No 575 as the same is known and _ down on the Official Map of said City, and as the same is now in possession of said Cook, containing 39¼ acres.

Covenant of warranty in the quiet and peaceable possession against the lawful

claims and demands of all others claiming or to claim the same.

In witness whereof I, Mariano G. Vallejo Mayor of said City, by authority of the Mayor, Recorder and Common Council thereof, do hereby set my hand with the official seal of said City at my office in said City, this the Twenty Seventh day of July A.D. 1852.

(Signed) M.G. Vallejo (L.S.)
Mayor

Witness, John B. Frisbie

Acknowledged (not as Mayor) July 26th 1852
before John B. Frisbie N.P.

Recorded July 28th 1852
Liber A. of deeds page 179.

In the matter of the Estate of Martin E. Cooke deceased	Probate Court Sonoma County.

Probate Proceedings.

1857

April 13 Petition of Wm B. Atterbury, Public Administrator of Sonoma County — Filed —

Recites "The undersigned represents "that Martin E. Cooke a citizen of "this County died intestate at Sonoma "City on April 13. 1857, and asks "for an order placing said estate "under his charge."

" 15 Petition of Wm B. Atterbury, Public Administrator to be appointed Administrator of this estate. Filed —

" 15 "Comes now M. G. Vallejo and makes "application for Special administration on said estate, and comes now "the Public Administrator and claims "that he is entitled Ex-officio to such "Administration and makes application "therefore." etc

The Court after considering the premises over-ruled the application

1857

of the said M. G. Vallejo etc
It is ordered that said public
Administrator take charge of
said estate and seal and collect
the property and effects thereto
belonging until superceded by
the appointment of a regular
Administrator or Executor.
Entered B p 387.

April 20 Petition of Wm B. Atterbury Public
Administrator, to be appointed
Administrator of said estate.
Filed.

" 20 Order setting May 4. 1857 for hearing
said petition, and that notice be
posted according to law.
Entered. B page 391

" 20 "Posting three notices - $3.00 -" (No proof
on file)

May 4 Opposition of M. G. Vallejo to appoint-
ment of Wm B. Atterbury as
Administrator of this estate.
Filed.

" 4 Order "that the issues of fact herein
"joined upon the petition of the
"applicant, be and the same is

1857. "hereby certified to the District Court "of Sonoma County for trial."
Entered B p 395

May 5 Petition of Administrator that M. G. Vallejo may be cited to appear before this Court and give a statement of what papers etc he has in his possession belonging to the estate of M. C. Cooke, deceased. Filed.

" 5 Order that citation issue to M. G. Vallejo to appear on May 11. 1857 to answer to the above petition - Entered B p 396.

" 5 Citation issued.

" 5 Citation returned and filed served on M. G. Vallejo by A. C. Bledsoe Sheriff of Sonoma County -

" 11 Answer of M. G. Vallejo - Filed

" 11 Order that the testimony taken on the examination of M. G. Vallejo, be placed on file among the papers of said estate. Entered B page 398

" 11 Testimony of M. G. Vallejo - Filed.

Aug 4 Petition of M. G. Vallejo to be appointed Administrator of the estate of M. C. Cooke - Filed.
Attached to the petition is a request of Lucy C. Cooke, mother of said

1857

deceased dated and sworn to at New York May 16. 1857, that said Vallejo may be appointed Administrator.

Aug 4 Order setting Aug 17. 1857 for hearing above Petition. Entered B p 423.

" 4 Order setting Aug 17. 1857 for hearing application of Wm B. Atterbury to be appointed Administrator. Entered B p 424.

" 5 Certificate of issues joined and ordered to be certified to the District Court on May 4. 1857. Filed.

" 7 Posting 3 Notices of application for letters "$3.00." (No proof on file.)

" 17 Order overruling the application of the said M. G. Vallejo, and granting the administration of the said estate to the Public Administrator of said County of Sonoma. Entered B p 428.

" 18 Order appointing A. C. McDonald, Stephen Akers and Wm L. Copeland appraisers of said estate. Entered B p 429

Sept 3 Inventory and appraisement Filed. as follows:

1857

Lot No 575 in the City of Sonoma, is not shewn in this Inventory.

Sept. 15 - 1858 Proof of publication of Notice to Creditors - filed.

March 9 Petition of F. G. Hahman, Public Administrator and Administrator of the estate of Martin E. Cooke, dec'd, for an order to sell the real estate of said estate - Filed.

Recites that the personal estate which has come to his hands amounts to $30.000

undisposed of (personal property) 28.500

That the said personal property undisposed of, consists of debts that were included in the inventory, and in which it is impossible to collect, by reason of the insolvency of the debtors and the Statute of limitations.

Many accounts included in the above sum of $28.500 have been settled by the debtors with the deceased in his lifetime.

Collected about $1.500

Paid out " 1.500

Debts outstanding against the estate about $15.000

as far as can be ascertained.

1858

Real Estate of which the intestate died seized as per Inventory, as follows:
(Here follow descriptions of same property as in Inventory)
also City Lot No 575 in Sonoma City not valued
That he has been informed that the deceased has heirs residing in the State of New York, and that he has no knowledge of any heirs residing in this State.
That there is not sufficient estate in his hands to pay the debts outstanding against the deceased and the expenses of administration.
Prays for an order to sell the whole real estate of the decedent.
Subscribed and sworn to March 9. 1858 before Wm Churchman, Probate Judge.

March 9 Order setting April 10. 1858 for hearing the above petition, and that notice be published in the Sonoma County Journal.

Entered D p 130

(Affidavit of publication of notice; among papers, but not filed.

1858
April 10. Order continuing hearing of application of Administrator to sell real estate, until April 12. 1858. Entered D p 152.

" 12 Order continuing hearing of application to sell real estate until April 24. 1858, with leave to amend application. Entered D p 155.

" 24 Order of sale of out lot No 575 containing about 31 acres in the City and County of Sonoma, (and other property). that said sale be made at Public Auction, at the Court House door of the County in which the property is situated after public notice of the time and place of said sale shall have been given by posting notices &c., and publishing notice thereof in a newspaper published in the County in which the land to be sold is situated for three weeks successively next preceding such sale, and that the terms of said sale be to the highest bidder for cash. Filed and Entered D p 164.

July 6 Report of Sales of real estate made on June 15. 1858. Subscribed and sworn to by Administrator. Filed. Shows sale of Lot No 575 outside of Sonoma City

1858 Sold to D. C. Rupe for $25.00

(Affidavit of publication of notice of the above sale Filed Decr 6. 1858.)

July 6 Order setting July 12th 1858 for hearing the above report of sales.

Entered D p 204.

" 12 Order rejecting the sale of real estate, and ordering a re-sale, upon the usual notice. Entered D p 215.

Aug 2 Order amending so much of the previous order of sale as refers to place of said sale; and that the said real estate be sold in the City of Sonoma

Entered D p 223

Sept 21 Report of Sales, subscribed and sworn to by Administrator September 20 1858 - Filed.

Shows sale on September 17. 1858, to the highest bidder for cash, the following property belonging to the estate of M. C. Cooke, deceased - Out Lot No 575 Contg 31 Acres more or less, sold to David C. Rupe for $125.00

Attached to the report of Sales, are affidavits as to posting notices, value of the property sold, and of

1858

the Auctioneers who sold the property

Sept 25 Affidavits of publication in Napa and Sonoma Counties of notice of sale of real estate – Filed.

Nov 1 Order that the hearing of the above report of Sales" be and is hereby fixed for "Saturday evening 4 o'clock P. M."
Entered LD p 255

Saturday " 6 Order confirming Sales of the real estate in Sonoma County as per Report filed September 21. 1858, and that the Administrator execute conveyances to the respective purchasers
Filed and Entered LD p 262.

Note – Vide Cal. Stats. 1859 page 72.

In the Matter of the estate of Martin E. Cooke deceased.	Probate Court in and for Sonoma County.

Order of Sale.

Dated April 24th 1858.

Recites That F. G. Hahman, Public Administrator of Sonoma County in charge of the estate of Martin E. Cooke, deceased, having heretofore presented to the Honorable Probate Judge &c his application for an order authorizing him as such Administrator to sell the whole of the real estate of the said deceased for the payment of the debts outstanding against the said Estate and the expenses of administration, the said petition being verified by the oath of the said F. G. Hahman, and setting forth the amount of the personal property that has come into his hands, and that he has paid out the same; and further shewing the amount of debts outstanding against the deceased so far as the same can be ascertained, a description of all the real estate of which deceased died seized, together with the condition and value of the respective portions thereof, and that the names and ages of the heirs of said estate are unknown to the said petitioner; And it

appearing that due publication of the notice of this application has been given as required by law etc and the time for hearing this application having arrived and no one appearing to contest said application, and Ross & Wilkins attys for the said Administrator having appeared and moved for a continuance of the hearing thereof until Saturday April 2d. 1858., and ~ continuance until that day having been granted; and now the time for the hearing of said application pursuant to said adjournment having arrived and no one appearing to represent the heirs of said estate, and William Wilks. Esq. a practising atty at law, having been appointed by this Court to represent the nonresident heirs of said deceased, whose names are unknown; and the Court having heard the allegations of the said petition, and examined the account of the said Administrator and it satisfactorily appearing to the Court that the personal property of the said estate has been exhausted, and that the debts and charges against said estate amounting to the sum of $15.000, remain unpaid and that there is not sufficient personal property in the hands

of the said Administrator to pay said debts and the expenses of Administration.

Now therefore it is ordered and decreed that the following described real estate of the said Martin E. Cooke deceased by sold by the said F. G. Hahman, Administrator as aforesaid, to wit:

Also out lot No 575 in the said City of Sonoma, containing about 31 acres, conveyed to the said decedent by M. G. Vallejo Mayor of said City dated July 27. 1852, and recorded in Book H Sonoma County Records page 179.

That the sale of the above described land be made at public auction in front of the Court House door of the County in which said lands are situated, after public notice of the time and place of said sale shall have been given by posting the notices in three of the most public places in the County in which the land is situated, and publishing a notice thereof in a newspaper published in the county aforesaid for three weeks successively next preceding such sale, and that the terms of said sale be, to the highest bidder for Cash

Signed Wm Churchman
Probate Judge

Attest W. H. Crowell, Clerk
By W. H. Bond, Dep Clk.

Certified to be a true copy November 13th 1858.
By W. H. Crowell County Clk & Co Sonoma
County By W. H. Bond Deputy Clerk.

Recorded November 13th 1858.
Liber A. of Probate orders page 30.

In the matter of the estate of Martin E. Cooke deceased	Probate Court in and for Sonoma County.

Confirmation of Sale.

Dated November 6th 1858.

Recites That whereas by an order of the Probate Court made April 24th 1858, Teodore G. Hahman duly elected and qualified Public Administrator of Sonoma County, and the duly appointed Administrator of the Estate of Martin E. Cooke, deceased, was authorized and directed to sell at Public Auction certain real estate and property belonging to the said estate of Martin E. Cooke, deceased, situated in Sonoma County etc, and particularly set forth and described in said order;

That under and by virtue of said order of sale and pursuant to the terms thereof, the said Administrator after due and legal notice given, exposed for sale and sold at public Auction on September 17th 1858 in front of the Union Hotel in the City and County of Sonoma, to the highest bidder the real estate described and set forth in said order of sale;

That at the next regular term

of the Court after such sale, the said Administrator duly made to said Probate Court a return of his proceedings, with &c of sales under the said order of Sale. & which said return was made and filed on September 21. 1858.

That on this day it has been made to appear by proof to the satisfaction of the Court that the notice required by law was given of the said sales, and further made to appear to the Court that the sale was in all respects legally made and fairly conducted, that the respective sums of money bid upon the several lots of land as hereinafter set forth were not disproportionate to the value of the property sold, and that no sums exceeding the said respective bids can be obtained on another sale, and no objections having been made to the confirmation of the said sales.

Now it is further ordered that the said sale by the said Administrator of the following lots of land, as follows:

Out lot No 575 in the City of Sonoma containing 31 acres more or less, sold to David C. Rupe for $125.00 (and other property.)

Be and the same is hereby respectively confirmed and made valid to the respective purchasers Peter Campbell, G

– Pauli ; Harrold L. Kamp; Mariano G. Vallejo ; Pedro J. Vasquez, and David C. Rupe.

And it is further ordered that the said Administrator make, execute and deliver to the said respective purchasers, deeds and conveyances for the respective parts by them purchased, conveying to them respectively, all the right, title, interest and estate of the said intestate in the premises at the time of his death.

(Signed) Wm Churchman
Probate Judge.

Attest W. H. Crowell Clerk
By W. H. Bond Dep Clerk.

Certified to be a true copy November 12th 1858 by W. H Crowell County Clerk etc By W. H Bond Deputy Clerk

Recorded November 12th 1858.
Liber A. of Probate Orders page 27.

Feodore G. Hahman
Administrator of the estate of
Martin E. Cooke, deceased.
To
David C. Rupe

Administrator's Deed.

Dated November 15th 1858.

Consideration $125.00

Recites, That whereas on April 24. 1858 the Probate Court of Sonoma County, made an order of that date authorizing and directing said first party to sell certain real estate of the said Martin E. Cooke, deceased, situated in said Sonoma County and described in said order of sale as the same was therein described, a certified copy of which order of sale is recorded in the Office of the County Recorder of Sonoma County in Book A. of Probate orders page 30, and is hereby referred to and made part of this Indenture.

And whereas under and by virtue of said order of sale, and pursuant to legal notice given thereof, the said F. G. Hahman on September 17th 1858 in front of the Union Hotel in said Sonoma County &c offered for sale to the highest bidder the real estate described in the order of sale, and at such sale said second party became the purchaser for the sum

of $125.00, being the highest bid offered therefore, of the land hereinafter described.

And whereas said Probate Court upon the return of said sale made at the next term thereafter by the said Administrator, did on November 6. 1858, make an order confirming said sale and directing conveyances to be made therefor, a certified copy of which order is recorded in the office of the County Recorder of Sonoma County in Book "A" of Probate orders" page 27, and is hereby referred to and made part hereof.

Now etc do grant, bargain, sell etc unto second party etc all the right, title, interest and estate of the said Martin E. Cooke decd at the time of his death, and also all right title and interest acquired by the said administrator for the estate of said Martin E. Cooke since his decease, in and to that certain parcel of land situated in said County of Sonoma etc described as follows (reference being had to the official Map of said City of Sonoma on file in the office of the Recorder of Sonoma County), to wit:- Out Lot No 575 in the said City of Sonoma, containing about 31 Acres conveyed to the said decedent by M. G. Vallejo, Mayor of said City, dated July 27. 1852 and

recorded in Book H. Sonoma County Records on page 179.

To have &c

(Signed) Feodore G. Hahman (Seal)
Public Administrator
in and for Sonoma County,
and Administrator of the estate
of Martin E. Cooke, deceased.

Witness, A. Schmid

Acknowledged (properly) November 16th 1858.
before G. L. Wratten N.P.

Recorded November 17th 1858.
Liber 7 of deeds page 691

David C. Rupe and
Mary Jane Rupe
his wife

Abandonment of Homestead.

Dated December 26th 1860

Of out lot No 575 in the City of Sonoma, containing about 31 acres.

Acknowledged December 26th 1860
before G. L. Wratten N. P.

Recorded December 28th 1860.
Liber A. of Homesteads page 93.

574.

Victor Prudon
By Israel Brockman
Sheriff of Sonoma County
To
Christian Bruner.

Note. There is no deed on record, to Victor Prudon nor from Christian Bruner of lot No. 574 herein described. (Searcher)

Sheriffs Deed.

Dated November 7th 1850.

Consideration $1.680.00

Recites, Whereas by virtue of a certain writ of execution issued from the Seventh District Court of Sonoma County, dated September 10. 1850 wherein it sets forth that on September 5th 1850 Jacob Bruner and Christian Bruner obtained judgement against one Victor Prudon for the sum of $147.40 .. debt and $44.50 Costs etc, and commanding the said Israel Brockman as Sheriff aforesaid to satisfy said judgement etc. Said Sheriff did levy upon the following described real estate as the property of the said Victor Prudon, viz: A certain piece or parcel of land commonly known as the Prudon farm, and lying upon and bounded on the West side by Sonoma Creek supposed to contain 200x300 Varas more or less. Also all the right, title, and interest that the said Victor Prudon has into a large lot number 574 in the City of Sonoma; and after advertising

according to law did on Monday November 4. 1850 at the Court House door in the City of Sonoma offer the same at public auction, at which sale the same was struck off to Christian Bruner for $1680 00 he being the highest bidder and that being the highest sum bid for the above described property.

Now &c Doth grant and convey all the right, title and interest that the said Victor Prudon had into the above described lands, with all tenements thereunto belonging, unto the said Christian Bruner. To have &c as fully and absolutely as first party as Sheriff as aforesaid can or ought to by virtue of the said writ of execution

(Signed) Israel Brockman (Seal)
Sheriff of Sonoma County
State of California.

Acknowledged (properly) November 7th 1850.
before John Hendley County Clerk
of Sonoma Co.

Recorded (no date)
Liber F. of deeds page 27.

John Cameron
Mayor of the
City of Sonoma
To
John Lewis

574

Grant.

Dated April 27th 1852

Consideration $1148 3/4.

I, John Cameron Mayor of the City of Sonoma, by virtue of the powers in me vested, in consideration of $1148 3/4 paid by John Lewis to the City Treasurer of the City of Sonoma.

Do hereby grant convey and confirm unto the said John Lewis, all that piece of land lying in the City of Sonoma and known and designated as out Lot No 574 upon the official Map of the City of Sonoma, said lot containing in area 29 3/4 acres more or less.

And the said John Cameron in the name and by the authority of the Common Council of the City of Sonoma do hereby covenant to warrant and defend for ever the said described premises to the said John Lewis his heirs and assigns.

(Signed) John Cameron
(L.S.) Mayor

Acknowledged (properly) April 26th 1852.
before John H Endley County Clerk of Sonoma Co
By J. A. Brewster Deputy.

Recorded April 26th 1852.
Liber H. of deeds page 188.

John Lewis
To
John Campbell
Surgeon U.S.A.

South part 574

Deed

Dated April 12th 1851.

Consideration $100.00

Do grant, bargain, sell and convey all my right, title and interest of in and to all that certain tract of land situate in the City of Sonoma, bounded and described as follows, Being the South part of out lot No 574 Commencing on the South East corner of said out lot, and thence running in a Northwestwardly direction along Sonoma Creek, to a point on the first large bend of said Creek, which is intersected by a Street running East and West in said City; and thence along East boundary of said out lot to the place of beginning

(Signed) John Lewis (Seal)

Witnesses
Chas P. Wilkins
John Cameron

Acknowledged (properly) April 12th 1851.
before John Hendley County Clerk of
Sonoma Co

Recorded (No date)

in Liber F of deeds page 102.

John Cameron
Mayor of the City
of Sonoma
To
John Campbell
Assistant Surgeon U.S.A.

part of Broadway

Grant.

Dated April 15th 1851.

Consideration $12.50

I, John Cameron, Mayor of the City of Sonoma, by virtue of the power in me vested, and in consideration of $12.50 etc Do grant, bargain, sell and convey unto the said John Campbell, all the right, title, and interest of the City of Sonoma of, in and to all that certain piece of land in said city, bounded and described as follows, that part of the Street known as Broadway or Broad St, after it strikes the creek at the bend of said Sonoma Creek in lot No 54, till it strikes said Creek a second time, a distance of about 530 yards, containing in area 2½ acres more or less.

Covenant of Warranty against the lawful claims and demands of all persons.

(Signed) John Cameron (Seal)
Mayor.

Acknowledged (properly) April 18th 1851.
before John H Endley County Clerk
of Sonoma Co.

Recorded (No date)
in Liber F of deeds page 103.

John Campbell
Asst Surgeon U.S.A.
To
R. A. Maupin.

Power of Attorney

Dated January 7th 1852.

For me and in my name and stead to enter into and take possession of all lands and real estate situated in Sonoma County, either within or without the limits of said City, to or in which I am in any way entitled or interested, and to grant, bargain and sell the same, or any part thereof, for such price and on such terms, as to him shall seem mete, and to make, execute, acknowledge and deliver good and sufficient deeds and conveyances for the same, either with or without covenants and warranty.

(Signed) John Capell (Seal)

Witnesses, T. J. Boggs
Chas P Wilkins

Proven November 16th 1857.

by the oath of Chas P. Wilkens a subscribing witness,

before Wm H. Crowell County Clerk of Sonoma County.

Recorded November 20th 1857

Liber A Powers of Attorney page 40.

Dr John Campbell U.S.A. By his Atty in fact R. A. Maupin To David Rupe.	South part 574 and part of Broadway

Deed

Dated November 18th 1857.

Consideration $193.70

Do grant, bargain, sell etc all right title, and interest in and to the following pieces of land, to wit: The one bounded and described as follows, Being the South part of out lot No 574 in the City of Sonoma etc, Commencing on the South East corner of said out lot; and thence running in a North Westwardly direction along Sonoma Creek to a point on the first large bend of said Creek which is intersected by a street running East and West in said City; and thence along East boundary of said out lot to the place of beginning; being the same piece of land conveyed to me by John Lewis by deed dated April 12.1857.(1851)

And the other piece herein conveyed is also situated in said City and County, and bounded and described as follows, to wit:

That part of the Street known as Broadway or Broad Street after it Strikes the Creek

at the bend of said Sonoma Creek in Lot No 57/4 till it strikes said Creek a second time a distance of about 530 Yards, containing in area 2½ acres more or less.

Being the same conveyed to me by John Cameron Mayor of said City in behalf there of, by deed dated April 15. 1851.

(Signed) John Campbell (Seal)
By his Attorney in fact
R. A. Maupin.

Witness, G. L. Wratten

Acknowledged (properly) November 18th 1857.
before G. L. Wratten N. P.

Recorded November 20th 1857.
Liber 6 of deeds page 331.

John Walton
Dennis Beahan &
David O. Shattuck
Trustees of the Ex-City
of Sonoma.
To
David Rupe.

Deed.

Dated July 25th 1863.

Consideration $12.88

We, John Walton, Dennis Beahan, and David O. Shattuck, Trustees of the Ex City of Sonoma, duly elected and qualified under and by virtue of the provisions of An Act of the Legislature of the State of California approved April 26th 1862, entitled "An Act to "repeal an Act to incorporate the City of "Sonoma passed April 4th 1850" and also by virtue of an Act approved April 10th 1863, entitled "An Act to Amend an Act to repeal "an Act to incorporate the City of Sonoma "passed April 4th A.D 1850."

Do bargain, sell, release and quitclaim unto David Rupe etc, all the estate, right, title etc, which the said ex-City of Sonoma has either in possession or reversion in and to the land in the said ex-City of Sonoma, known and designated on the official map

of said City as the Street extending between lots No 574 and lots 575 & 583 ($\frac{574}{575.583}$.)

Also The Northern Moiety or half of the Street between lots No 575 and 583 ($\frac{575}{583}$.), the whole being 680 Yards in length, the width of the Streets are 18 1/3 yds, these containing an area of 2A. 2R. 12 1/2 Perches, a little more or less.

To have etc in as full and ample a manner as we, as Trustees, can vest the same by virtue of said acts.

(Signed) J. Walton (Seal)
Dennis Deahan (Seal)
D. O. Shattuck (Seal)

Acknowledged (Not as Trustees.) August 28th 1863.
before James Martin, J.P.
Sonoma County.

Recorded March 16th 1869.
Liber 26 of deeds page 209.

David C. Rupe &
Mary Jane Rupe
his wife.
To
William H. Anderson

Mortgage

Dated March 1st 1865.

To secure payment of $2000 00 in one year covers out lot No 575, the South part of out lot 574, and about 2½ acres of Broadway or Broad Street in the City of Sonoma.

Recorded March 8th 1865.

Liber H of Mortgages page 309.

Canceled.

Upon the Margin of the above record, — as follows:

" I hereby acknowledge the full and entire Satis-
"faction and payment of this Mortgage, to-
"gether with the debt thereby secured, and
"forever cancel and discharge the same
"of record.

" Santa Rosa, March 22. 1869.

" T. B. Townsend

" Administrator of the estate of W. H. Anderson, deceased

"Attest W. H. Bond, County Recorder

" By Thos. B. Dalton Deputy "

Thomas B. Townsend.
Administrator of the
Estate of
Wm H. Anderson, deceased.
vs
David C. Rupe and
Mary Jane Rupe

7th District Court
in and for
Sonoma County.

Lis pendens.

Dated

For the foreclosure of a Mortgage made by Defendants to Wm H. Anderson, and recorded in Liber H of Mortgages page 309 Sonoma County Records.

Filed and Recorded September 12th 1868
Liber A of Lispendens page 344.

Register F page 66 - Case No. 945.

1868
Sept 11 Complaint filed
" 29 Summons issued.
Oct 1 Amended complaint filed
" 7 Summons returned & filed - Served Oct 6 1868 on defts.
" 19 Application for default of defts - filed
" " Default of defts entered & filed.

1869
Feb 13 Appearance of defts - filed.

1869

Feb 15. Order entered referring Case to Clerk to compute the amount due.

" " Referee's report filed

" " Order for decree and judgement entered.

" " Judgement entered in favor of the Pltff for the sum of $2948.00 costs $37.65, for foreclosure of the Mortgage described in the complaint, and for sale of the Mortgaged premises

Entered Judgt Book C p 132

" " Cost Bill filed

" " Judgement docketed and Judgt Roll filed.

The following entry appears on the docket.

" This judgement is hereby entered satisfied

" in full as per order of Pltffs Atty.

" March 16" 1869.

" Attest Wm L. Anderson. Clk "

David C. Rupe
To
Mary Jane Rupe
his wife

Deed of Gift.

Dated March 1st 1865.

Consideration Love and Affection.

(Revenue Stamp $2.00 canceled)

Do give, grant and convey those certain tracts of land situate in Sonoma, Sonoma County &c Known, designated and marked upon the Map of the City of Sonoma as Out lot No 5 7/5.

Also The South part of Out Lot No 5 7/4 bounded and described as follows: Commencing at the South East corner of said Lot No 5 7/4; and running thence in a North Westerly direction along Sonoma Creek to a point on the first large bend of said Creek which is intersected by a Street running East and West in said city; and thence along the Eastern boundary of said Out lot to the place of beginning.

Also That part of the Street known as Broadway or Broad Street after it strikes the said Sonoma Creek at the bend in said Creek in Out lot No 5 7/4 till it strikes said Creek a second time, a distance of about 530 yards.

To have & to subject to a Mortgage made by D. C. Rupe and wife to W. L. Anderson, to secure $2000.00 and interest, dated March 1st 1865.

(Signed) D. C. Rupe (Seal)

Acknowledged (properly) March 1st 1865.
before Thos. H. Pyatt County Recorder
of Sonoma County
By G. L. Wratten, Deputy.

Recorded March 6th 1865.
Liber 17 of deeds page 6.

David C. Rupe &
Mary Jane Rupe
his wife
To
William McPherson Hill

Deed

Dated March 16th 1869.

Consideration $3300.00

(Revenue Stamp $3.50 canceled.)

Do grant, bargain, sell etc all those certain lots of land in the City of Sonoma, County of Sonoma etc, described as follows, to wit:

Being known, designated and marked upon the Map of the City of Sonoma as out lot No 574.

Also the South part of out lot No 574 bounded and described as follows: Commencing at the South East corner of said lot 574; and thence running in a North Westerly direction along Sonoma Creek to a point on the first large bend of said creek, which is intersected by a Street running East and West in said City; and thence along the Eastern boundary of said Out Lot to the place of beginning.

Also that part of the Street known as Broad way or Broad Street after it strikes the creek at the bend of said Sonoma Creek in lot No 574 till it strikes said creek a second time

a distance of about 530 Yards, containing about 2½ Acres of land; the same being that piece of land known as the street extending between Lots No 574 and Lots 575, 583 ($\frac{574}{575.583}$)
Also the Northern moiety or half of the street between lots No 575 and 583 ($\frac{575}{583}$) the whole being 680 Yds in length, the width of the streets are 18⅓ Yds, these containing an area of 2A. 2R. 12½ Perches, a little more or less.
Covenant against acts of grantors, in regard to all the property, and warranty against the lawful claims of all persons, to lot No 575, except the United States Government.

(Signed) D. C. Rupe (Seal)
Mary Jane Rupe (Seal)

Acknowledged (properly) March 16th 1869.
before James T. Hardin, N.P.

Recorded March 16th 1869.
Liber 26 of deeds page 215.

William McP. Hill
To
Mortimer Ryan.

Lease.

Dated August 27th 1869.

Of out lot No 575, the South part of out lot 574, the part of the Street known as Broadway or Broad Street after it strikes the creek at the bend of Sonoma Creek; and the Northern half of the Street between Lots 575 and 583 as designated and numbered upon the Map of the City of Sonoma.

For the term of five years from November 2. 1869 to November 2. 1874, at the rent of $500.00 each and every year during said term.

Acknowledged August 30th 1869.
before Wm C. McConnell N. P.

Recorded September 2nd 1869.
Liber A of leases page 404.

Canceled.

By a Certificate of Release

Dated July 7th 1870.

Executed and acknowledged by Wm McPherson Hill and Mortimer Ryan.

Recorded July 9th 1870.
Liber C. of Releases page 645.

William McPherson Hill

To

Mortimer Ryan

Deed.

Dated July 6th 1870.

Consideration $6000.00

(Revenue Stamp $6.00 cancelled.)

Doth grant, bargain, sell etc, all those certain tracts of land situate in Sonoma in Sonoma County etc, known, designated and numbered upon the Map of the City of Sonoma as out lot No 575.

Also the South part of out lot No 574 and bounded and described as follows.

Commencing at the South East corner of said lot 574; and running thence in a North Westerly direction along Sonoma Creek to a point on the first large bend on said Creek which is intersected by a street running East and West in said City of Sonoma; and thence along the Eastern boundary of said lot to the place of beginning.

Also That part of the Street known as Broadway or Broad Street after it strikes the creek at the bend of said Sonoma Creek in said lot 574 till it strikes said Creek a second time, a distance of about 530 yards, con-

taining about 2½ acres of land; the same being that piece or parcel of land known as the Street extending between lot No 574 and 575. 583 ($\frac{574}{575.583}$)

Also the Northern moiety or half of the Street between lots No 575 and 583 ($\frac{575}{583}$) the whole being 680 yards in length, the width of the Street is 18⅓ yds.

Containing 2 A. 2 R. 12½ Perches.

Covenant against acts of grantor.

(Signed) Wm McPherson Hill (Seal)

Witness,

G. L. Wratten

Acknowledged (properly) July 7th 1870.
before Wm Ellis J.P.
Sonoma County.

Recorded July 9th 1870.
Liber 30 of deeds page 202.

Mortimer Ryan
To
Charles H. Potter

Deed.

Dated July 20th 1870.

Consideration $600.00

(Revenue Stamp $1.00 cancelled)

Doth remise, release and quit-claim land in the Pueblo and former City of Sonoma, Sonoma County etc, bounded & described as follows, to wit:

Commencing at a point where a line run Northerly and Southerly through the centre of the Street in said Sonoma known as Broadway would intersect a line drawn at right angles therefrom to the centre of Sonoma Creek would pass 100 feet North of the water tank recently erected by the said Potter for the said Ryan; thence running Westerly along said last line to the centre of said Sonoma Creek; thence up the centre of said Creek such a distance that a line run Easterly therefrom parallel to said first line to said centre line of Broadway, and thence to the point of beginning, shall include two (2) acres of land being a part of the South or "B" fraction of out Lot No 5/4 numbered upon

upon the Map of said Sonoma, together with a portion of said Street known as Broadway.

(Signed) Mortimer Ryan (Seal)

Acknowledged (properly) July 21st 1870
before Wm Ellis J.P. Sonoma Co

"It is hereby agreed that all almond trees
"in nursery upon the land this day purchased
"by me from M. Ryan, may be removed
"by him at any time within three years,
"he leaving a good thrifty almond tree
"where they are now growing, every fifteen
"feet
"
"Mortimer Ryan
"Sonoma July 20th 1870."

Recorded July 26th 1870.
Liber 30 of deeds page 274.

Note. The interest of Charles A. Potter not searched further. (Searcher)

John Cameron
Mayor of the
City of Sonoma
To
A. B. Thompson.

583

Grant.

Dated July 31st 1850.

Consideration $205.00

"Know all men by these presents, that I, John "Cameron, Mayor of the City of Sonoma, by virtue "of the powers in me vested and in consideration "of the sum of $205.00 well and truly paid, do "hereby grant and confirm unto A.B. Thompson "his heirs and assigns, the out lot of land sit- "uate and being in the City of Sonoma con- "taining in Area 41 Acres, said outlot being "numbered 583 on the plat of said City "now on file in this office. Giving and granting "unto the said A. B. Thompson, his heirs and "assigns forever, legal, judicial and perpetual "possession thereof, for the only proper use and "behoof of the said A. B. Thompson his heirs "and assigns forever.

" And I, the said John Cameron, in the "name and by order of the City Council "of the City of Sonoma, do hereby Covenant "to warrant and defend the said premises "unto the said A. B. Thompson his heirs

"and assigns forever.

" Given under my hand and seal this
"31st day of July A. D. 1850 at office in
"Sonoma.

" John Cameron (L.S)
" Mayor. "

"State of California
"City and County of Sonoma } On this the first
"day of August A. D. 1850, before me the
"Depty Recorder in and for said County
"appeared J. Cameron Mayor known to
"me the person who executed the foregoing
"Conveyance, and acknowledged that he
"executed the same freely and voluntarily
"and for the uses and purposes therein
"mentioned.

" R. R. Butler (L.S)
" Depty Recorder. "

Recorded August 1st 1850.
Liber E. of deeds page 119.

A. B. Thompson
To
M. G. Vallejo.

583

Deed

Dated August 12th 1850.

Consideration $3000.00

Do remise, release and forever quit claim unto the said M. G. Vallejo his heirs and assigns, a certain parcel of land known on the Map of the City of Sonoma, made by Jasper O'Farrell as Lot No 583, including all the buildings and machinery now on said land. etc.

(Signed) A. B. Thompson ___

"State of California }
" County of Sonoma } ss. August 12" 1850 before
"me R. B. Butler Depty Recorder in and
"for the County of Sonoma A. B. Thompson to
"me known to be the person who executed
"the within instrument and acknowledged
"that he executed the same for the purposes
"therein mentioned.

R. B. Butler
Depty Recorder "

Recorded August 12th 1850.
Liber E of deeds page 134.

Mariano G. Vallejo
To
Benecia F. Vallejo

583

Deed.

Dated October 10th 1851

Consideration $100.00

Do grant, bargain, sell and convey all my right title and interest of in and to all that lot of land in the City of Sonoma bounded and described as follows, Being out lot No 583 as laid down and marked on the recorded map or survey of the said City of Sonoma, the said out lot containing in area 43 3/4 acres more or less.

Covenant of warranty against the lawful claims of all persons

(Signed) Mariano G. Vallejo (Seal)

Witness, Chas P. Wilkins

Acknowledged (properly) October 10th 1851
before Chas P Wilkins County Judge
of Sonoma Co.

Here follows certificate of John Hendley, County Clerk of Sonoma Co, dated October 10th 1851, that Chas P. Wilkins is County Judge of Sonoma County

Recorded (No date)

in Liber I rifes Sep. property page 7.

page 7.

Mariano G. Vallejo &
Benecia F. his wife
To
Mortimer Ryan.

583

Deed.

Dated November 29th 1856

Consideration $500.00

Do grant, bargain, sell etc all that certain lot of land in the City of Sonoma and known and described on the official Map of said City as Lot No 583 containing 41 Acres of land more or less.

Covenant against acts of grantors.

(Signed) M. G. Vallejo (Seal)
Benecia F. de Vallejo (Seal)

Witness,
Martin E. Cook

Acknowledged (properly) November 29th 1856.
before Martin E. Cooke, N. P.

Recorded January 5th 1857.
Liber B. of deeds page 524.

Mortimer Ryan
To
John Simmons.

W½ of 583

Deed.

Dated December 29th 1856.

Consideration $750.00

Do grant, bargain and sell all the following described land situated in the City of Sonoma, and known and designated on the official Map or plat, as out lot No 583, the portion herein intended to be conveyed is the one undivided one half part of said lot No 583

Covenant of Warranty.

(Signed) Mortimer Ryan (Seal)

Acknowledged (properly) December 29th 1856.
before J. B. Boggs N. P.

Recorded January 5th 1857.
Liber B of deeds, page 526.

John Simmons
To
Mortimer Ryan

Out Lot 583

Deed

Dated November 16th 1858.

Consideration $2300.00

Doth grant and convey all the undivided half of the following land situate in the City and County of Sonoma &c, Know, designated and numbered upon the Map of said City of Sonoma as Out lot No 583.
Hereby conveying to the said Ryan all that was conveyed to the said Simmons by deed dated December 29. 1856.
Covenant of Warranty in the quiet and peaceable possession.

(Signed) John Simmons (Seal)

Witness,
G. L. Wratten

Acknowledged (properly) November 16th 1858.
before G. L. Wratten N. P.

Recorded November 17th 1858.
Liber 7 of deeds page 689.

Mortimer Ryan
To
Patrick Monahan
(Rev: Stp $2.50 canceled

Released, page 123

Mortgage.

Dated January 21st 1870.

To secure payment of $2.500oo in 3 years.

Covers out lot No 583 as designated upon the Map of the City of Sonoma.

Acknowledged January 21st 1870.
before Philip Mahler N.P.

Recorded January 26th 1870.
Liber O of Mortgages page 316

Note. The above mortgage has been fully paid and satisfied, but has not yet been released of record. Jely Nagle, Searcher.

Sat 123

Mortimer Ryan
To
Henry Zoeller
(Revenue Stamps $3 canceled)

Lease

Dated (No date.)

Of all that piece of land with improvements thereon, and bounded as follows, to wit:
Commencing at the centre of Sonoma Creek and Broadway, running East to include a small vineyard 400 vines, more or less; thence South to a point in a straight line with a fence running West; thence West to the centre of Sonoma Creek; thence North to the place of beginning, containing in all 14 acres more or less.
For one year from January 1. 1871, to January 1. 1872,
Second party to have the refusal of the property for the next two years on the above terms.

Acknowledged June 22nd 1871.
before Wm E. McConnell N.P.

Recorded June 27th 1871.
Liber A of Leases page 484.

In the matter of the estate of Mortimer Ryan deceased. | Probate Court Sonoma County Reg C p. 170.

Probate Proceedings.

1871

May 16 Petition of George P. Noonan, Public administrator of Sonoma County Filed.

Recites that Mortimer Ryan died intestate on May 13. 1871 in Sonoma County, California, at the time of his death a resident of said County; That said deceased left estate in said Sonoma County, as follows, to wit: A tract of about 110 acres situated in Sonoma Valley valued at about $1500.00; That said deceased left no heirs in Sonoma County, and no one capable or entitled to administration of said estate before your petitioner. Therefore prays that a day be appointed for hearing this petition etc, and that letters of Administration of said estate be issued to the petitioner.

" " Order fixing May 29. 1871 for hearing

1871 above petition, and that notices be posted according to law

May 16 Proof of posting notices - Filed.

" 29 Order appointing George P. Noonan, Public Administrator as Administrator of said estate, upon his taking the oath.

Filed and Entered Min H 323

" " Oath filed - and letters of Administration issued and filed - Recorded in Book A. Letters of Administration page 12.

" " Order appointing Albert Lyons, Patrick Monahan and Mathias Engler as appraisers of said estate -

Filed and Entered H 324

June 1 Petition of Jeffrey Ryan brother of said deceased, to be appointed administrator of said estate -

Filed

Recites that Mortimer Ryan died intestate, on May 13. 1871 in the town and County of Sonoma, California at the time of his death a resident of Sonoma County and was about 46 years of age That said deceased left estate in Sonoma County consisting of real and personal property;

1871

That the value and character of said property are as follows, to wit:
The real estate is situate in Sonoma Sonoma County etc, and known designated and numbered upon the map of the City of Sonoma, as out lots Nos 583 575 the South half of out lot No 574, being that portion of said lot lying West of said lots 575 and 583 and between them and Sonoma Creek. Also that portion of what was formerly Broad or Broadway Street in said Sonoma running North and South between said South half of 574 and said lots 575 and 583.
Also the strip of land running East and West between said out lots 575 and 583 formerly a street in said Sonoma;
Containing in all about 9¼ Acres of land, of the value of about $18000.00
Less about 2 Acres of said land heretofore conveyed by said deceased to Chas H. Potter.
Also personal property valued at $465.00
That the heirs at law of said deceased are your petitioner, the

1871

brother of said deceased, aged 54 years lately a resident of the town of Byron, Ogle County, Illinois, and Catherine Murphy wife of Michael Murphy, sister of said deceased, aged about 51 years, residing at West Rush, Monroe County, New York.
That letters of Administration upon said Estate have been granted to the Public Administrator of Sonoma County etc.
Prays that a day be set for hearing this application, that notices be posted etc, that a citation issue to George P. Noonan the said Public Administrator to appear and answer this petition; That letters of Administration be issued to to the petitioner, and that the letters of Administration to said Public Administrator be revoked.

June 3 Order fixing June 13. 1871, for hearing the above petition, and that the Clerk give notice according to law. Ent'd Min: H 325

" " Proof of posting notices Filed.

" " Citation issued to George P. Noonan

1871

Public Administrator.

June 13 Report and a/c of Public Administrator filed.

" " Order approving a/c and discharging the Public Administrator as Administrator of said estate.

Filed and Entered H 342.

" " Order appointing Jeffrey Ryan Administrator of said estate, upon his taking the oath and filing a bond in the sum of $4800.00

Filed and Entered H 343

" " Bond of Jeffrey Ryan as Administrator in the sum of $4.400.00, with Robert Howe and Peter N. Stofen as sureties, approved by the Probate Judge Filed and Recorded.

" " Letters of Administration to Jeffrey Ryan issued - filed and recorded in Book A. letters of Administration page 13.

No Oath

" " Order for publication of "Notice to Creditors"

Filed and Entered H 344

" " Order appointing P. Monahan, Albert G. Lyon and S. B. Bright, appraisers of said estate

Filed and Entered H. 345

" " Certificate of appointment of appraisers issued.

1871
June 30 Inventory and appraisement, signed by the Appraisers and verified by the administrator - Filed.

Real Estate.

Situate in Sonoma, Sonoma County, bounded and described as follows:

Error in the 9th line # 375. should read # 575

Commencing at the North East corner of out lot No 375 as laid down, designated and numbered upon the Map of the City of Sonoma, and running thence Southerly along and with the Easterly boundary line of out lots Nos 575 and 583 to the centre of Sonoma Creek; thence up the centre of Sonoma Creek to the point where the northern boundary line of said out lot No 575 if produced Westwardly would strike the same; thence in a straight line to the point of beginning: saving and excepting two acres of said land on July 20. 1870 sold and conveyed by the said deceased to Charles H. Potter. Including within said exterior bounds the South or "D." part of out lot

1871

574, all of out lots 575 & 583, and the strips of land formerly streets in said Sonoma, extending between said outlots, the said "B" part of 574 & 583, and between the said South or "B" part of 574 and said out lots 575, 583. containing exclusive of said two acres sold to said Potter, about 88 Acres.

Valued at $12000.00

(The oath of the appraisers is annexed to the Inventory.)

1872

May 7 Petition of Wm M.T. Hill and others, creditors of said estate that the letters of Administration issued to Jeffry Ryan, be revoked, and that letters of Administration be issued to L.D. Hall Public Administrator of Sonoma County Filed.

" " Order that the powers of Jeffrey Ryan as Administrator etc, be and they are hereby suspended; and that said Jeffrey Ryan be cited to appear before this Court on June 10. 1872, to shew cause why his letters of Administration not be revoked

Filed and Entered I 98

" 10 Citation issued.

1872

June 10 Proof of Publication of Citation filed.

" " Order revoking the letters of Administration issued to Jeffrey Ryan; and that letters of Administration on said estate be issued to L. B. Hall, Public Administrator of Sonoma County.

Filed and Entered I 160

" 17 Order appointing David Burris, S. Bright and Stephen Akers as appraisers of said State.

Filed and Entered I 164

" 24 Inventory and appraisement, signed by the appraiser and verified by the Administrator Filed

Real Estate.

Here follows same description as in the Inventory and appraisement filed June 30. 1871 (on page 92 of this Search) valued at $12.000.00

The oath of the appraisers is attached to the Inventory.

" 26 Proof of Publication of notice to creditors. Filed.

" 27 Petition of L. B. Hall Administrator for an order to sell the real estate of said estate — Filed.

Recites That said Mortimer

1872

Ryan died intestate, on or about May 13. 1871, at the time of his death a resident of Sonoma County, and leaving estate in said County both real and personal, That Jeffrey Ryan a brother of said deceased was duly appointed Administrator of said estate in June 1871, and qualified and entered upon the discharge of his duties as Administrator in June 1871, and duly published notice to creditors etc, and continued to hold the position of such Administrator until May 7. 1872, when his powers were suspended, and on June 10th 1872, the letters of Administration of the said Jeffrey Ryan were revoked by order of this Court. That on June 10. 1872, the petitioner duly qualified as such administrator and that letters of Administration of said Estate were duly issued to him etc, which said letters have not been revoked; That petitioner duly made on June 24. 1872, a true Inventory etc of the estate of said deceased; That the amount of the personal property received by

1872

petitioner is $2774.50, none of which has been disposed of; That the debts &c &c amount to $114.415.28. That the said Inventory and appraisement on file contain a full description of all the real estate of which the said intestate died seized etc, and petitioner for a description of said real estate hereby refers to said Inventory and makes the same a part of this petition; That the condition and value of the said real estate are as follows: That it consists of about 88 acres appraised at $12.000.00; there is a large orchard on the land which is now in charge of a lessee of said Jeffrey Ryan, the land is in a neglected condition and is liable to decrease in value on account of the neglect which now exists; That the following are the names and ages of the heirs of said deceased, to wit: Jeffrey Ryan a brother of said deceased aged about 55 years and residing in Illinois; Catherine Murphy

1872

wife of Michael Murphy, sister of said deceased aged about 52 years residing at West Rush, Monroe County, New York.

That the personal estate in the hands of the petitioner is insufficient to pay the debts &c against the deceased, and that it is necessary to sell the whole or some portion of the real estate for such purposes etc etc.

Signed and verified by the Petitioner

June 29 Order appointing Monday August 5. 1872 for hearing the above petition; and that a copy of this order be published at least four successive weeks in the Sonoma Democrat a newspaper printed and published in said County

Filed and Entered I 169.

Aug 5 "Decree showing that due and legal "notice to creditors has been given."

Filed and Entered I 227.

" " Proof of publication of notice "to show "cause" on application for sale of real estate, in the Sonoma Democrat

Filed

" " Order of Sale of real estate

Filed and Entered I 228.

(See order in full, Liber B of Probate Orders page 218, on page 103 of this Search.)

1872
Sept 5 Return and afc of sales of real estate, verified by the Administrator and N. Long the Auctioneer. Filed. Shows Sale on September 3. 1872, to Robert Howe and Robert Hall, for the sum of $114.100 the whole of the real estate of said deceased, as described in the Inventory filed June 30th 1871. (on page 92 of this Search.)
Annexed to the return of Sales are affidavits as to the value of the property sold, and as to posting and publication of notices of the time and place of holding said sale.

" " Order fixing Monday September 16. 1872, for hearing the above afc of sales and petition for confirmation etc, and that notices be posted by the Clerk.
Filed and Entered I 291.

" " Proof of posting Notices Filed.

" 16 Order confirming said sales and directing conveyances to be executed to said purchasers
Filed and Entered I 313.
(See Liber B. of Probate Orders page 221; on page 107 of this Search.)

1872
Oct 5 Letters of Administration to L. D. Hall, Public Administrator dated June 10. 1872 Filed.
The Administrator not having qualified as such until October 5. 1872.

Jeffry Ryan
Administrator of
the Estate of
Mortimer Ryan
deceased
To
Samuel Bright
(Rev: Stps $2.50 cancelled.)

Lease

Dated October 24th 1871.

Of land in the town of Sonoma, bounded and described as follows, to wit: bounded on the North by the lands of J. Hendley; on the South by Sonoma Creek; on the East by the lands of Howard Clark and J. C. White; and on the West by Sonoma Creek, known and numbered on the Map of the County as Lots 575 and 583, and two small fractional lots.

To have etc from October 24th 1871, for and during the full term of one year thence next ensuing, and fully to be complete and ended.

Paying therefor the yearly rent of $1000.

(Signed) Jeffry Ryan (Seal)
Samuel Bright (Seal)

Witness T. J. Ryan

Acknowledged October 30th 1871.

before W. R. Morris County Clerk etc of Sonoma Co.

Recorded October 30th 1871.

Liber A of Leases page 510

In the matter of the estate of Mortimer Ryan deceased.	Probate Court in and for Sonoma County

Order of Sale.

Dated August 5th 1872.

Recites That L. B. Hall the Administrator of the estate of Mortimer Ryan, deceased, having on June 27. 1872 presented to the Judge of this Probate Court, a petition verified by his oath praying that an order of sale be made authorizing him to sell so much of the real estate of said deceased as this court should judge necessary etc,

And it having appeared to said Judge etc that it is necessary to sell the whole or some portion of the real estate to pay the allowance to the family, the debts outstanding against the deceased etc, said petition was filed, and an order was thereupon made, directing all persons interested in the said estate to appear before this Court on Monday August 5. 1872 at 10 o'clock A. M. to show cause why an order should not be granted to said Administrator to sell so much of the real estate of the deceased as should be necessary, and ordering that a copy of of said order to show cause be published at

least four successive weeks in the Sonoma Democrat a newspaper printed and published in Sonoma County.

Now, on this the said August 5. 1872 and at the Court room of this Court, said Administrator appearing in person and by his counsel M Johnson, upon satisfactory proof by the affidavit of F. P. Thompson, of the due publication of a copy of said order to show cause, in said newspaper &c, and no person interested in said estate or otherwise appearing to oppose said application; and the decree of this Court, showing that due and legal notice to creditors had been given, the Inventory and appraisement on file, the claims against said estate heretofore presented to and allowed and approved by Jeffrey Ryan, former Administrator of said estate and the Probate Judge, and other documentary proofs were offered and put in evidence &c &c

And this Court being satisfied etc that all the allegations in said petition are true, and that a sale of the whole of the real estate is necessary for the payment of the debts outstanding against the deceased, and the debts, expenses and charges of the administration, and no person interested in the said estate or otherwise

having made or filed any objections thereto etc.

It is ordered, adjudged and decreed, that said L. B. Hall, the Administrator of the Estate of Mortimer Ryan deceased, be, and he is hereby authorized to sell, either in one parcel or in sub divisions, as the said Administrator shall judge most beneficial to said estate, the following real estate belonging to said estate, at Public Auction to the highest bidder, upon the following terms, to wit: for cash in Gold Coin, ten per cent to be paid on the day of sale and the balance when the sale is confirmed etc.

The following is the real estate hereby authorized to be sold, being situated in the said County of Sonoma etc, and bounded and described as follows, to wit:

Commencing at the North East corner of out lot No 375 as laid down, designated and numbered upon the Map of the City of Sonoma; and running thence Southerly along and with the Easterly boundary line of out lots Nos 575 and 583 to the centre of Sonoma Creek; thence up the centre of Sonoma Creek to the point where the Northern boundary line of said out lot No 575 if produced Westerly would strike the same;

Error in this line read 575 instead of 375

thence in a straight line to the point of beginning. Saving and excepting two acres of said land, on July 20. 1870 sold and conveyed by the said deceased to Charles H. Patten.

Including within said exterior boundaries the South or "B" part of out lot 574; all of out lots 575 and 583, and the strips of land formerly streets in said Sonoma extending between said out lots the said "B" part of 574 and 583, and between the said South or "B" part of 574 and said out lots 575, 583 containing exclusive of said two acres sold to said Patten, about 88 acres of land.

(Signed) A. P. Overton
Probate ___

(Endorsed) Filed Aug. 5. 1872.

Certified to be a true copy, September 17. 1872 by W. R. Morris County Clerk etc of Sonoma County.

Recorded September 17th 1872
Liber B of Probate orders p. 218.
Recorder's office.

In the matter of the estate of Mortimer Ryan deceased.	Probate Court in and for Sonoma County.

Confirmation of Sale.

Dated September 16th 1872

Recites, That an order having been made by the Court on August 5. 1872 authorizing L. B. Hall Administrator of the estate of Mortimer Ryan deceased, to sell certain real estate belonging to said estate, and afterwards on September 5. 1872 said Administrator having made to this Court and filed in the office of the Clerk thereof, a return of his proceedings under said order of Sale, and duly returned to this Court an Je of Sales verified by affidavit etc, And the Court having made an order fixing Monday September 16. 1872 at the Court Room of this Court for hearing said return, and directing notice to be given of said hearing by the Clerk by posting notices in the manner prescribed by law.

Now on this, the said September 16. 1872, due proof having been made to the Court of the due posting of notices of the said hearing etc, and it having been proved to the satisfaction of this Court, that in pursuance of said order of Sale, said Administrator caused notice of the

time and place of holding said sale to be posted up in three of the most public places in Sonoma County etc, and to be published in the Sonoma Democrat, a newspaper printed and published in the same County, for three weeks successively next before such sale, in which notice the lands and tenements to be sold were described with common certainty.

That at the time and place of holding such sale, to wit: on Tuesday September 3d A. D. 18__ at 12 o'clock M, and in front of the Union Hotel in the town of Sonoma, Sonoma County, he caused to be sold in one parcel (judging it most beneficial to said estate) at public auction, to the highest bidder, upon the following terms, to wit: Cash in United States Gold Coin; 10 per cent to be paid on the day of sale, and the balance on the confirmation of the same, and subject to confirmation by this Court, the real estate described in said order of Sale and in said Notice, to wit:
(Here follows same description as in order of Sale, Liber B of Probate Orders page 218; on page 105 of this Search.)

That at such sale Robert Howe and Robert Hall, both of the City of San Francisco, became the purchasers of said

real estate for the sum of $14.100.00 they being the highest and best bidders and said sum being the highest and best sum bid; That the said sale was legally made and fairly conducted etc, etc. And no person, interested in said estate or otherwise, having made any objections to the confirmation of said sale etc, etc.

It is hereby ordered, adjudged and decreed, that the said sale be and the same is hereby confirmed and approved, and declared valid: And the proper and legal conveyances of said real estate are hereby directed to be executed to such purchasers.

Dated September 16th 1872.

(Signed) A. P. Overton
Probate Judge

(Endorsed) Filed September 16th 1872.
Certified to be a true Copy September 17th 1872.
by W. R. Morris, County Clerk etc Sonoma County.

Recorded September 17th 1872.
Liber B of Probate Orders p 221.
Recorders office.

L. B. Hall
Administrator of the estate
of Mortimer Ryan
deceased.

To

Robert Howe &
Robert Hall.

Administrator's Deed.

Dated September 26th 1872.

Consideration $114100

(Revenue Stamps $114.50 canceled.)

Recites, That on August 5. 1872 the Probate Court of Sonoma County made an order of sale authorizing said first party to sell certain real estate of the said Mortimer Ryan, deceased, in Sonoma County, and described in said order of sale, a certified copy of which order was recorded in the County Recorders office of Sonoma County on September 17. 1872 in Liber B of Probate orders at page 218 &c reference to which is hereby made etc.

That by virtue of said order of sale and pursuant to legal notices given thereof, said first party on September 3. 1872 at the town of Sonoma at 12 o'clock M. offered for sale in one parcel at public auction, and subject to confirmation by said Probate Court, the

real estate situated in said Sonoma County, and described in said order of sale etc; and at such sale said second parties became the purchasers of the said real estate hereinafter described, for the sum of $1410.00 cts U. S. Gold Coin, they being the highest and best bidders etc;

That the said Probate Court &c, did on September 16. 1872 make an order confirming said sale, and directing conveyances to be executed to said second party, a certified copy of which order was recorded in the office of the said County Recorder of Sonoma County etc on September 17. 1872 in Liber B of Probate Orders at page 221 &c, reference to which is hereby made etc.

Now etc does grant, bargain, sell etc all the right, title, interest and estate of the said Mortimer Ryan, deceased, at the time of of his death; and also all the right, title and interest that the said estate, by operation of law or otherwise, may have acquired, other than, or in addition to, that of said intestate, at the time of his death, in and to all those certain lots of land, situate in Sonoma County etc, bounded and described as follows, to wit:

Commencing at the North East corner of

should read 575

out lot No 375, as laid down, designated and numbered upon the map of the City of Sonoma, and running thence Southerly and with the Easterly boundary line of out lots No 575 and 583 to the centre of Sonoma Creek, thence up the centre of Sonoma Creek to the point where the northern boundary line of said out lot No 575, if produced Westerly would strike the same, thence in a straight line to the point of beginning.

Saving and excepting two acres of said land, on July 20. 1870 sold and conveyed by the said deceased to Charles H. Patton.

Including within said exterior boundaries the South or "B" part of out lot 574; all of out lots 575 and 583, and the strips of land formerly Streets in said Sonoma extending between said out lots, the said "B" part of 574 and 583, and between the said South or "B" part of 574, and said out lots 575 and 583, containing, exclusive of said two acres sold to said Patton, about 88 acres of land.

(Signed) L. B. Hall (Seal)
Administrator of the estate
of Mortimer Ryan deceased.

Acknowledged (properly) September 26th 1872
before A. W. Middleton N. P.

Recorded October 3rd 1872.

Liber 36 of deeds page 524

Appertaining to Abstract of Title to Lots 575, 583, South part of Lot 574 and Streets in the Town of Sonoma, Sonoma County.

State of County Taxes.

Fiscal Year 1863 - 4-paid.
1864 - 5-paid.
1865 - 6-paid.
1866 - 7-paid.
1867 - 8-paid.
1868 - 9-paid.
1869-70-paid.
1870 - 1-paid.
1871 - 2-paid.

No Mortgage, Judgment or other liens.

Santa Rosa, this Fifth (5th) day of October A. D. 1872 at 5 o'clock P. M.

F. G. Nagle
Searcher of Records.
Sonoma County.

Continuation

(Subsequent to Oct. 5, 1872)

of the

preceding Abstract of Title

Robert Howe &
Robert Hall
To
E. H. Long.

Mortgage

Dated Oct. 8. 1872
To secure payment of $6000.00
Covers the property under Search
Recorded Oct 12. 1872
Liber X of Mortgs. page 269.

Canceled

On the margin of the record of the above mortgage
(Signed) E. H. Long
By I. G. Wickersham
his Atty in fact
"Subscribed and acknowledged to before me this Oct. 8th A.D. 1874
Ben S. Wood
Co. Recorder"

Note

Sufficient Power of Attorney from E. H. Long to I. G. Wickersham recorded Aug. 25, 1870 in Liber P Powers of Attorney page 444 of Sonoma County Records

L. B. Hall, Admr. of Estate of M. Ryan, dec.
vs
Robert Howe and Robert Hall

3d Dist Court
City & County
San Francisco
No. 254

Certified Copy of the Judgment Roll in the above entitled action and Docket of Judgment as appears of record in my office.
Santa Rosa April 21st 1877
J. G. Nagle
Recorder of Sonoma County

Transcript of Judgment.

Date April 17. 1873
For $205.30 gold coin, leg. int. & costs $17.00
in favor of Plaintiff
Filed & Recorded April 18. 1873
Liber S of Transcripts of Judgments page 122.

State & County Taxes

Fiscal Years 1872-73 to 1876-77 inclusive } Paid

Road and school taxes not Searched.

No judgment or other liens.

Santa Rosa April Twenty first A D 1877 at three o'clock P.M.

J. G. Nagle
Searcher of Records

Continuation
of the
preceding Abstract of Title
Subsequent to April 21. 1877.

Robert Howe &
Robert Hall
To
Samuel Brown

Mortgage

Dated April 23, 1877.
To secure payment of $7000.00
Conveys the property under Search.
Recorded April 24, 1877
Liber 15 of Mortgages page 92.

Canceled.

By a Certificate of Release
Dated Oct. 23, 1877.
Properly executed and acknowledged
Recorded Oct. 26. 1877
Liber J of Releases page 580.

State & County Taxes 1877-8- Now due $203.05 page 237
Santa Rosa November 10th A.D 1877 at
five o'clock P.M. F. G. Nagle
Searcher of Records.

Continuation
of the
Preceding Abstract of Title,
Subsequent to

Nov 10th 1877.

As to the Easterly portions of Lots 575 and 583. and the Streets now owned by Robert Howe.

Patrick Monahan
To
Mortimer Ryan

See page 83.

Release

Dated March 28. 1873

Know all men by these Presents: That I, Patrick Monahan of San Francisco California do hereby certify and declare that a certain Mortgage bearing date the 21st day of January 1870 made and executed by Mortimer Ryan the party of the first part therein to Patrick Monahan the party of the second part therein, conveying out Lot No. 583 in Sonoma, Sonoma County, California, and given to secure payment of a note for $2500.00 gold coin besides interest, and recorded in the office of the County Recorder of the County of Sonoma in Book O of Mortgages on page 316 et seq: on the 26th day of January 1870, together with the debt thereby secured is fully paid, satisfied and discharged

In Witness &c

(Signed) Patrick Monahan (Seal)

Witness
Philip Mahler.

Acknowledged Aug^{t}. 20. 1873
before Philip Mahler, N.P.
San Francisco, Cal.

Recorded Aug^{t}. 22. 1873
Book D of Releases page 593.

John Watt &
Richard L. Watt
To
Robert Howe and
Robert Hall.

Deed.

Dated Febry. 12. 1878

Cons: $150.00

Do give, grant, bargain and sell the following described piece or parcel of land situated in the Township and Valley of Sonoma and Known and designated as a strip of land on the North side of what was once a street between out Lots Nos 582 and 584 as shown on the official Map of the Ex- City of Sonoma now of record in said County

The strip conveyed being fourteen (14) feet wide on the Northern line of said street, of even width extending East and West the entire width of the out Lot specified. And the estate hereby conveyed is the right of way over the strip of land described to the said parties of the second part and to their heirs and assigns forever &c.

In Witness &c.

(Signed) John Watt (Seal)
Richard L. Watt (Seal)

Test.
D. O. Shattuck

Acknowledged Febry. 15. 1878
before S. Akers, Justice of the Peace
Sonoma County, Calª

Recorded April 18. 1878
Book 63 of Deeds page 490.

Otto Schetter
John Tivnen and
E. E. Morse
Commissioners
To
Robert Howe and
Robert Hall

Deed.

Dated July 16, 1881

Cons $120.00

Know all men by these Presents:
That we Otto Schetter, John Tivnen and E. E. Morse, Commissioners of and for the former Pueblo or City of Sonoma in the County of Sonoma and State of California duly and legally appointed qualified and acting the first by an Act of the Legislature of the State of California approved March 29th A.D. 1878, and the two last duly and legally elected by the Board of Commissioners appointed and appointed by said Act to fill vacancies in said Board as authorized by the provisions of said Act, under and by virtue of the provisions of an act of the Legislature of the State of California approved April 26th A.D. 1862 entitled an act to incorporate

the City of Sonoma passed April 4th. A.D 1850, and also by virtue of an act approved April 10th 1863 entitled An act to amend an act to repeal an act incorporate the City of Sonoma passed April 4th. A.D 1850, and also by virtue of an act to amend an act to establish a Board of Commissioners for the former Pueblo or City of Sonoma and all other matters relating thereto, to define the powers and duties of said Commissioners and to repeal all other acts relating to said Pueblo or City the provisions of which are inconsistent with the provisions of this act approved March 30th A.D. 1868, and also by virtue of all acts and parts of acts of said Legislature supplemental or amendatory of said acts, and finally by virtue of an act of said Legislature entitled an act to correct the spelling of the names of two of the Commissioners for the former Pueblo or City of Sonoma and to render valid their past acts approved March 4th 1881. In Consideration of

the sum of $1200 gold coin &c to us in hand paid by Robert Howe and Robert Hall (comprising the firm of Howe & Hall) of the Township of Sonoma County of Sonoma, State of California the receipt whereof is hereby acknowledged &c do grant, bargain, sell release and forever quit claim unto the said Robert Howe and Robert Hall, all the estate, right, title, claim interest, property and demand of any and every kind whatsoever which the said former Pueblo or City of Sonoma has either in possession, reversion remainder or otherwise, or which we as such Commissioners are authorized by law to sell in and to the piece and parcel of land described as follows, to wit: All that street South of the County road bounded on the East by out Lots numbers 584, 582 and a portion of out lot 576 and bounded on the West by out lot 583 and a portion of out lot 575 including Crossing.

Also all that street between out lot No. 559 and 563 in the former Pueblo or City of Sonoma, Containing in all Eight acres, more or less

To Have and to Hold the above

described premises with the appurtenances thereunto belonging or in anywise appertaining unto the said Robert Howe and Robert Hall and their heirs and assigns forever in as full and ample a manner as we as such Trustees and Commissioners can vest the same by virtue of said acts.

In Witness &c.

(Signed) Otto Schetter (Seal)
John Tivnen (Seal)
E. E. Morse (Seal)
Commissioners

Witness
Murray Whallon

Acknowledged July 26th 1881
by Otto Schetter, John Tivnen and E. E. Morse as their official act as Commissioners of and for the former Pueblo or City of Sonoma
before Robert A. Poppe, N.P.
Sonoma County, Cal.

Recorded Aug. 1st 1881
Book 76 of Deeds page 150

Robert Hall
To
Robert Howe

Deed.

Dated Jan'y. 20. 1886

Cons: $1.00

Does hereby grant and Convey unto party of second part, his heirs and assigns, the one equal undivided half of those three certain pieces of land situated in the Township of Sonoma in the County of Sonoma State of California, bounded and described as follows:

First Piece. Beginning at the North East corner of Out Lot 575 as laid down and designated on the official Map of the Town or City of Sonoma, and running thence North 83° West along the South line of Chile Street 17.88 Chains to an iron pin driven into the ground at the center of a gateway; thence South 6° 15' West 17 Chains to an iron pin; thence South 7° West 20.20 Chains to the center of Sonoma Creek; thence down the center of said Creek following the meanders to the Eastern line of a street des-

-ignated as Third Street East;
thence along the Eastern line of
said street North 7° East 39.60 Chains
to a post at a fence corner; thence
North 83° West along a fence 63 links
to the line of lot 575; thence North
7° East on said line 4.85 Chains
to place of beginning, Containing
53.92 acres, and Comprising the
Easterly portions of Out lots 575,
and 583 and the strip of land
lying between them Known as Argen-
-tina Street and the strip lying
East of them Known as Third
Street East.

Excepting and reserving to party
of first part the right to pass
with his employees horses and
vehicles over a strip of land 20
feet wide Commencing at Venezue-
-la street and extending Westerly
on a line with said street across
the Easterly portion of Out Lot 583
Second piece. Beginning at the
corner of Chile Street and
Broadway as designated on said
Map; thence running Northerly
along the Easterly line of Broadway
to the Southerly line of Out Lot 559

thence Easterly along said out lot to the Westerly line of out lot 564, thence Southerly along said out lot to the South West corner thereof; thence to the North East corner of out lot 573, thence Southerly along said out lot to Chile street; thence Westerly along the Northerly line of Chile street to place of beginning, Containing 84.17 acres and Comprising out lot 573 and 563 and the strips of ground or streets lying between said out lots, also those lying on the Northern and on the Eastern lines of out lot 563

Third Piece. (Here follows description of a portion of the Petaluma Rancho, not affecting the premises under search)

Together with &c

(Signed) Robert Hall (Seal)

Acknowledged Jany. 28. 1886
before John Tivnen, Notary Public
Sonoma County, Calª.

Recorded Feby. 1st. 1886
Book 99 of Deeds page 231.

Robert Howe
To
John Harper

Interest of John Harper not searched R. L. Wood Jr

Deed.

Dated June 9th 1886

Cons: $1.00

Have sold & do hereby quit claim unto John Harper of the City and County of San Francisco and State aforesaid, all my right, title and interest in and to that piece of land in the Town of Sonoma aforesaid described thus a strip having a length (N and S) of Seventeen hundred and thirty Six (1736) feet and an average breadth of nine and one half (9.5) feet, and bounded on the East by the Eastern line of Third Street East, on the West by the present continuous line of fence and back heads, irregularly parallel to said Street line, on the South by a prolongation westwards of the South line of Vallejo Street and on the North by the South boundary fence of said Howe's barnyard inclosure, distant 525.5 feet South from the South line of Chili Street, reference being had to the Official Map of said Town formerly Pueblo of Sonoma

ans containing thirty eight one hundredths 38/100 of an acre.

In Witness &c

<Signed> Robt Howe [Seal]

Acknowledged June 9. 1886.

Before John Turner, Notary Public
Sonoma County. Cal

Recorded June 29. 1886.

Book 101 of deeds page 326.

G. C. P. Sears.
John Watt
S. Norris.
I. A. Porter
Frank A. Riser
Robt Howe et al
to
George H. Maxwell

Conveyance of Water Right

Dated August 29. 1887

Know all men by these Presents; That we the undersigned in consideration of the sum of One Dollars to each of us in hand paid, do and each of us does hereby grant, bargain, sell and convey unto George H. Maxwell of the Township and County of Sonoma State of California one half of all the water of the Stream known as Sonoma Creek in said County and one half of all the right, title and interest which each of us has of in or to the water of said stream as riparian proprietors along or adjoining said stream, with the right to direct said water from said stream at any point thereon for the purpose of supplying water in Sonoma Valley, and also the right of way over any land

owned by either of us for any ditch flume or pipe which may be constructed or laid for the purpose of directing said water and conveying same to the point of intended use.

In Witness &c

~Signed~ G. C. P. Sears
John Watt
S. Norris
J. A. Porter
Frank A. Riser,
Robt Hour
et al.

This is to certify that P. D. P. Ewell excepts from the foregoing conveyance the right of way over any lands owned by him for any ditch flume or pipes and does not convey any right of way for same or any right of entry over any of his lands.

~Signed~ Geo. H. Maxwell

Acknowledged August 30 1887

by G. C. P. Sears, John Watt, S. Norris J. A. Porter, Robt Hour. R. S. Watt, P. M. Stephen M. Donahue. G. S. Harris, J. S. Cooper and J. R. Cooper

before Robert A. Poppe Notary Public Sonoma County, California

&c &c &c

Recorded April 10 1888.

Book C. of Promiscuous Records.
page 33—

Note. This Water Right is not searched further. —

Ben. S. Woods

The United States of America
To
"Mayor and Common Council
of the City of Sonoma
and to their Successors and Assigns

U. S. Patent

Dated March 31. 1880

For a tract of land situated in Sonoma County, State of California Containing 6063 $\frac{95}{100}$ acres, and including the premises under Search.

(Signed)
By the President
R. B. Hayes
Seal
By Wm. A. Crook, Secy.

Recorded Vol 11 pp. 249 to 270 inclusive
S. W. Clark, Recorder of the
General Land office

Recorded May 4. 1881
Book F of Patents page 53
Sonoma County Records.

State and County Taxes.

For the fiscal years 1874-5 to 1892-3. inclusive | Paid

1893-4. Tax on Outlot 573 and Easterly ½ of 575 & 583. and Personal Property $1.95 13

Now due.

Nothing further, subsequent to Novbr. 10th 1893 at 5 o'clock P.M.

B.S.H.

Santa Rosa Cal. Novmbr 4th 1893 at 5 o'clock P.M.

Ben. S. Hood
Searcher of Records.

Continuation
of the
Preceding Abstract of Title
subsequent to

November 4, 1893,
at 5 o'clock, P. M.

SONOMA COUNTY
SANTA ROSA, CAL.
ABSTRACT BUREAU.

Robert Howe,

—TO—

William McElroy.

Released p. 153.

MORTGAGE.

Dated November 7, 1893.

To secure the payment of a certain promissory note, of even date herewith, for the sum of $7000.00, payable in two years after date, with interest thereon at the rate of 8% per annum, Interest payable half yearly, or if not so paid, to be compounded.

Mortgages all those certain lots, pieces or parcels of land situated in the Township of Sonoma, County of Sonoma, State of California, and described as follows, viz:-

First Piece:- Beginning at the North East corner of Out Lot 575, as laid down and designated of the official map of the Town or City of Sonoma: and running thence North 83° West, along the South line of Chili Street, 11.88 chains, to an iron pin driven into the ground, at the center of a gateway; thence South 6° 15' West 17.00 chains, to an iron pin: thence South 7° West 20.20 chains, to the center of Sonoma Creek; thence down the center of said Creek, following the meanders thereof, to the Eastern line of a street designated as Third Street East: thence along the Eastern line of said Street, North 7° East 39.60 chains, to a post, at a fence corner: thence North 83° West, along a fence, 63 links, to the line of Lot 575: thence North 7° East, on said line, 4.85 chains, to the place of beginning, containing 53.92 acres, and comprising the Easterly portion of Out Lots 575 and 583, and the strip of land lying between them, known as Argentina Street, and the strip lying East of them, known as Third Street East.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Second Piece:- Beginning at the corner of Chili Street and Broadway, as designated in said Map; thence running Northerly, along the Easterly line of Broadway, to the Southerly line of Out Lot 559; thence Easterly, along said Out Lot, to the Westerly line of Out Lot 564; thence Southerly, along said Out Lot, to the South West corner thereof; thence to the North East corner of Out Lot 573; thence Southerly, along said Out Lot, to Chili Street; thence Westerly, along the Northerly line of Chili Street, to the place of beginning, containing 84.17 acres, and comprising Out Lots 573, 563, and the strips of ground, or streets, lying between said out lots. Also those lying on the Northern and on the Eastern lines of Out Lot 563.

(Signed) Robert Howe, (Seal)

Witness:-

Robert A. Poppe.

Acknowledged November 10, 1893.

Before Robert A. Poppe, N. P.

Sonoma County.

Recorded November 11, 1893.

Liber 93 of Mortgages, page 613.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

State and County Taxes.

1893
to
1898.
1899, Paid.

are now a lien.

Nothing further.

Santa Rosa, this 23rd day of September. 1899, at 5 o'clock, P. M.

THE SONOMA COUNTY ABSTRACT BUREAU.

by Arthur L. Harris Manager.

Continuation
of the
Preceding Abstract of Title.
Subsequent to
(Sept.23rd,A.D.1899,)
(at 5 o'clock,P.M.)

W. G. Oldham.
Searcher of Records
SANTA ROSA, SONOMA CO.; CAL.

William McElroy.

—to—

Robert Howe.

Release of Mortgage.

Dated October 28th,1899.

(10¢ I.R.Stamp Cancelled).

Recites:- That that certain Mortgage,dated November 7th,1893, and made by Robert Howe,of the County of Sonoma,State of Cali--fornia,the party of the first part,to William McElroy,of said County,the party of the second part,and recorded in the office of the County Recorder of the said County of Sonoma,State of California,in Book 93 of Mortgages,at page 613,on the 11th day of November,1893,together with the debt thereby secured,is fully paid,satisfied and discharged.

In Witness Whereof,&c,&c.

(Signed) Willian McElroy. (Seal)

Witness:- Robert A.Poppe.

Acknowledged October 28th,1899.

Before Robert A.Poppe,Notary Public.

Sonoma County.

Recorded October 30th,1899.

Book "V" of Releases,page 361,

of Sonoma County Records.

Robert Howe.
(a widower)
__to__
William McElroy.

Released page 169.

MORTGAGE.

Dated October 28th,1899.

($3.50 I.R.Stamps Cancelled.)

To secure payment of a certain promissory note of even date,for the sum of $8000.00 in two years after date with int--erest at the rate of 8% per annum from November 10th,1899,un--til paid.Interest payable semi-annually,and if not so paid,to be compounded.

Mortgages all those certain lots,pieces or parcels of land situated in the Township of Sonoma,County of Sonoma and State of California,and described as follows,viz:-

First Piece:- Beginning at the North East corner of Out Lot 575 as laid down and designated on the official map of the Town or City of Sonoma,and running thence North 83° West along the South line of Chile Street 11.88 chains to an iron pin driven into the ground at the center of a gateway;thence South 6°15' West 17 chains to an iron pin;thence South 7° West 20.20 chains to the center of Sonoma Creek;thence down the center of said Creek following the meanders to the Eastern line of a street designated as Third Street East;thence along the Eastern line of said Street North 7° East 39.60 chains to a post at a fence corner;thence North 83° West along a fence 63 links to the line of lot 575;thence North 7° East on said line 4.85 chains to place of beginning,Containing 53.92 acres,and comprising the Easterly portion of Out lots 575 and 583 and the strip of land lying between them known as Argentina Street and the strip ly--ing East of them known as Third Street East.

Saving and excepting,however,from this mortgage and out of the premises above described,that certain portion thereof

sold and conveyed by said party of the first part to John Harp--er by deed dated June 9th,1886,recorded on June 29th,1886,in Book 101 of Deeds,page 326,Sonoma County Records,to which deed reference is hereby made for a particular description of the land hereby excepted.

Excepting and reserving,also,to Robert Hall the right to pass with his employees,horses and vehicles over a strip of land 20 feet wide commencing at Venezuela Street and extending West--erly on a line with said Street across the Easterly portion of Out Lot 583;

Second piece:- Beginning on the Eastern line of Third Street East,at a point distant 320 ft.S.from the South line of Chili Street;and running thence along said 3rd street line,South two hundred and one feet;thence Northeasterly along a close-board fence,one hundred and nineteen and one-half feet to the South-western line of a Street leading to the Embarcadera;thence Northward,along said Street line,one hundred and sixty-three feet;and thence at a right angle to said 3d.Street twenty-seven and one-half feet westward to the place of beginning;contain--ing twenty-nine one hundredths of an acre,part of Out Lot No. 576,reference being had to the Official map of the said Town, formerly Pueblo of Sonoma;

Third piece:- Beginning at the corner of Chile Street and Broad--way as designated on said Map;thence running Northerly along the Easterly line of Broadway to the Southerly line of Out Lot 559 thence Easterly along said Out Lot to the Westerly line of Out Lot 564;thence Southerly along said out lot to the South West corner thereof;thence to the North East corner of Out Lot 573;thence Southerly along said out lot to Chile Street;thence Westerly along the Northerly line of Chile Street to the place of beginning,Containing 84.17 acres and comprising out lot 573 and 563 and the strips of ground or streets lying between said out lots;also those lying on the Northern and on the Eastern lines of out lot 563.

(Signed) Robt.Howe. (Seal)

Witness:- Robert A.Poppe.

Acknowledged October 28th,1899.

(by Robert Howe,widower),

Before Robert A.Poppe,Notary Public,

Sonoma County.

Recorded October 30th,1899.

Book No.123 of Mortgages,page 514.

of Sonoma County Records.

STATE and COUNTY TAXES.

1899-00)
 - to -)-:- Paid
1900-01)

inclusive.

1901-02-:- Ist:installment- Paid.(Assessed to Robert Howe.
2nd:installment- Now a lien. " " " "
Both installments on Mortgage interest of William McElroy- Paid.

SCHOOL TAXES.

1899-00 to 1901-02 inclusive- Paid.

Note :- There are no judgments,liens or incumbrances un-satisf--ied of record affecting the premises under search,except as shown in this Abstract of title.

Santa Rosa,Sonoma County,California,March 26th,(Twenty-sixth), A.D.1902,at Eleven o'clock,A.M.

W.G. Oldham
Searcher of Records.

Continuation
of the
Preceding Abstract of Title
Subsequent to

March 11th, 1902,
at 11 o'clock, A.M.

With Reference Only

— T O —

The Easterly portions of Lots 575 and 583, and the Streets now owned by Robert Howe, in the City and County of Sonoma, Calif.

NOTHING FURTHER

— Except —

STATE AND COUNTY TAXES.

1901, - Paid.

1902, - Paid.

1903, Out Lot 573, and East half of 575 and 583 assessed to Robert Howe. First installment Paid. Second installment ($25.67) now due and payable.
Both installments paid on Mortgage interest.

1904, Are now a lien.

Santa Rosa, this Twenty-fifth day of March, 1904, at 5 o'clock, P.M.

THE SONOMA COUNTY ABSTRACT BUREAU.

By Alex. T. Brace

Manager.

ABSTRACT BUREAU, SANTA ROSA, CAL.

Continuation
of the
Preceding Abstract of Title
subsequent to

March 25th,1904

at five o'clock,P.M.

William McElroy,

—— TO ——

Robert Howe.

RELEASE.

Dated, April 29,1904

Know all men by these Presents, That the Mortgage dated October 28th, 1899, made by Robert Howe (a widower) of the County of Sonoma, State of California, the party of the first part, to William McElroy of the said County, the party of the second part, and recorded in the office of the County Recorder of the said County of Sonoma, State of California, in Book No. 123 of Mortgages, at page 514, on the 30th day of October, 1899, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Signed) William McElroy, (Seal)

Witness:-

Robert A. Poppe.

Acknowledged, April 29, 1904.

Before Robert A. Poppe, N.P.,

Sonoma County.

Recorded, (At 14 minutes past 9 o'c,A.M.) May 2, 1904

Liber X of Releases, page 588.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Robert Howe,
(widower)
TO
Ann Jane Clements
(widow)

DEED.

Dated, April 23, 1904

Cons:-$10.

Does grant, bargain and sell, convey and confirm unto the said party of the second part and to her heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the Township of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

First Piece: Beginning at the Northeast corner of Out-Lot 575 as laid down and designated on the official map of the Town or City of Sonoma, and running thence North 83° West, along the South line of Chile Street, 11.88 chains to an iron pin driven into the ground, at the center of a gateway; thence South 6° 15' West, 17 chains to an iron pin; thence South 7° West 20.20 chains to the center of Sonoma Creek; thence down the center of said creek, following the meanders to the Eastern line of a Street designated as Third Street East; thence along the Eastern line of said Street, North 7° East, 39.60 chains to a post at a fence corner; thence North 83° West, along a fence 63 links to the line of Lot 575; thence North 7° East, on said line 4.85 chains to place of beginning, containing 53.92 acres, and comprising the Easterly portion of Out Lots 575, and 583, and the strip of land lying between them known as

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Argentina Street and the strip lying East of them known as Third Street East.

Saving and excepting, however, from this Deed, and out of the premises above described, that certain portion thereof sold and conveyed by said party of the first part to John Harper by deed dated June 9th, 1886, and recorded on June 29, 1886, Book 101 of Deeds, page 326, Sonoma County Records, to which deed reference is hereby made for a particular description of the land hereby excepted.

Excepting and reserving also to Robert Hall the right to pass with his employees, horses, and vehicles over a strip of land 20 feet wide, Commencing at Venezuela Street and extending Westerly on a line with said Street across the Easterly portion of Out-Lot 583.

Second Piece. Beginning on the Eastern line of Third Street East, at a point distant 320 feet South from the South line of Chile Street and running thence along said Third Street line South 201 feet; thence Northeasterly, along a close board fence 119½ feet to the Southwestern line of a Street, leading to the embarcadero; thence Northward along said Street line, 163 feet and thence at a right angle to said Third Street 27½ feet Westward to the place of beginning, containing 29/100 of an acre, part of Out-Lot No. 576, reference being had to the Official Map of the said Town, formerly Pueblo of Sonoma.

(And other property which does not affect the premises under search.)

(Signed) Robt. Howe, (Seal)

Witness:-

Robert A. Poppe.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Acknowledged, April 29, 1904

Before Robert A.Poppe, N.P.,

Sonoma County.

Recorded (at 15 minutes past 9 o'clk,A.M.) May 2, 1904

Liber 211 of Deeds, page 618.

STATE AND COUNTY TAXES.

1903, Paid, on real estate and Mortgage interest.

1904, Are now a lien.

Nothing Further

Santa Rosa,this Second day of May,1904,at ten o'clock, A. M.

THE SONOMA COUNTY ABSTRACT BUREAU.

By Alex. T. Brane

Manager.

Continuation
of the
Preceding Abstract of Title
subsequent to

May 2nd, 1904.
at 10 o'clock, A.M.

With reference only to the interest of Ann Jane Clements.

Nothing further
— except —
STATE AND COUNTY TAXES.

1904 to 1908, inclusive. | Paid.

1909, are now a lien.

Santa Rosa, this Fifteenth day of May, 1909, at nine o'clock A.M.

THE SONOMA COUNTY ABSTRACT BUREAU.
by C. J. Hahmann
Manager pro tem.

Continuation
of the
Preceding Abstract of Title
subsequent to

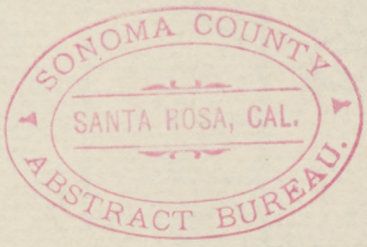
May 15, 1909,

at 9 o'clock, A.M.,

WITH REFERENCE ONLY

TO

The remaining interest of Ann J. Clements.



Ann Jane Clements,
(a widow)
— To —
William J. Clements,

Interest of this Grantee not searched further.

DEED,

Dated October 9, 1909,

Cons:- $10.00,

Does grant, bargain and sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever all those certain lots, pieces or parcels of land situate, lying and being in the former Pueblo or Town of Sonoma, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:

Beginning at the corner of Chile Street and Broadway, being the Southwest corner of out lot No. 573,as designated on the official map of the Town or City of Sonoma; thence running Northerly on the Easterly line of Broadway to the Southerly line of out lot 559; thence Easterly along said out lot to the Westerly Line of out lot 564; thence Southerly along said out lot to the Southwest corner thereof; thence to the Northeast corner of out lot 573; thence Southerly along said out lot to Chile Street; thence Westerly along the Northerly line of Chile Street to place of beginning, containing 84.17 acres, and comprising out lots 573 and 563, and the strips of ground or Streets lying between said out lots, also those lying on the Northern and on the Eastern lines of out lot 563.

(Signed) Ann Jane Clements, (Seal)

Acknowledged October 9, 1909,

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

Before Robert A. Poppe, N.P.,

Sonoma County,

Recorded October 11, 1909,

Liber 259 of Deeds, page 182.

Ann J. Clements,

NOTICE OF APPROPRIATION OF WATER.

Dated September 2, 1911,

Notice is hereby given by the undersigned Anne J. Clements, widow, of Sonoma Township, in the County of Sonoma, State of California, as follows:

That she owns the land on both sides of Sonoma Creek in said Township, at or near the point of intended diversion hereinafter mentioned; that she claims the water of said Creek, flowing at said intended point of diversion to the extent of 1100 miner's inches measured under a four-inch pressure; that she claims same for irrigation purposes, and the point of intended use is on all the lands belonging to her in said Township on both sides of Sonoma Creek, being partly in the former Pueblo of Sonoma and partly in the Petaluma Rancho in said County; that the means by which she intends to divert said water is a stationary pumping plant, operated by gasoline engine, and the size of the suction pipe in which and by which she intends to divert it is eight inches; that the point of intended diversion and where said intended pumping plant is intended to be is in the bed of said Sonoma Creek, at or near where the Easterly line of Out Lot No. 583 of the former Pueblo of Sonoma, if extended Southerly would intersect said Creek.

Dated at Sonoma, California, Sept. 2nd, 1911.

(Signed) Anne J. Clements,

Acknowledged (By Anne J. Clements, widow,) September 2, 1911,

Before Robert A. Poppe, N.P.,
Sonoma County,

Recorded January 22, 1912,

Liber K of Promiscuous, page 81.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.

STATE AND COUNTY TAXES.

1909, to 1916, inclusive, Paid.

1917, Assessed to Ann Jane Clements, both Installments Paid.

Santa Rosa, this Thirteenth day of February, 1918, at 9 o'ck, A.M.

The Sonoma County Abstract Bureau

By C. J. Hahmann

Manager.